

Beverley Terrace

Annfield Plain, Stanley, DH9 8DY



Offers in the Region Of £55,000

- Two/Three Bedroomed Terrace
- Long Term Tenant in Situ
- Lounge and Dining Room
- White Bathroom/wc with Shower
- Ideal Location
- Viewing Recommended

These particulars should not be relied on as statement of representation and fact and do not form nor constitute any part of an offer or contract of sale. Measurements are approximate only. Intending purchases must satisfy themselves by inspection or otherwise as correctness of these particulars. The vendor does not give and neither FJ Estates nor any person employed as an agent for FJ Estates, has any authority to make or give any representative or warranty what so ever whether verbally or otherwise in relation to this property.

FJ Lettings are delighted to offer for sale this well presented two/three bed roomed terrace property in Annfield Plain, Stanley . The property has been sold with a long term tenant and benefits from upvc double glazing and gas central heating via combi boiler. The property briefly comprises of Entrance Reception Vestibule, Lounge, Dining Room, fitted Kitchen. To the first floor there are Three Bedrooms and a white Bathroom/wc with Shower. Externally to there is a forecourt garden to the front and an enclosed yard to the rear. Early viewing recommended.



PROPERTY PARTICULARS

Entrance Reception Hall

With upvc entry door to the front elevation.

Lounge 13' 3" x 11' 1" (4.04m x 3.38m)

With upvc double glazed window to the front elevation and feature stone fireplace.

Dining Room 11' 1" x 10' 5" (3.38m x 3.17m)

With upvc double glazed window to the rear elevation and two built in storage cupboards.

Kitchen 12' 9" x 7' 4" (3.88m x 2.23m)

With upvc door and window to the side elevation, fitted with a range of wall and floor mounted units, contrasting laminated working surfaces, stainless steel sink unit with mixer tap and cooker point.

Landing

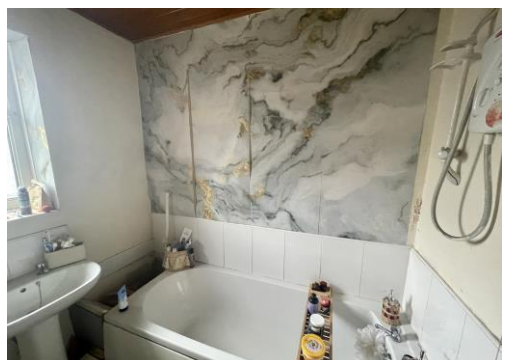
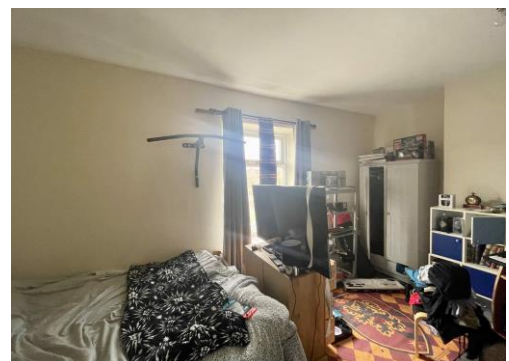
With access to loft space and all first floor rooms.

Bedroom One 15' 3" x 8' 11" (4.64m x 2.72m) maximum measurements

With upvc double glazed window to the front elevation.

Bedroom Two 10' 0" x 8' 9" (3.05m x 2.66m)

With upvc double glazed window to the rear elevation and wall mounted combi boiler.



Bedroom Three 10' 10" x 4' 9" (3.30m x 1.45m)

With window opening into bedroom two.

Bathroom/wc

With upvc double glazed window to the rear elevation, white suite comprising of panelled bath with electric shower over, pedestal wash hand basin and low level wc.

Externally

To the front of the property there is an open plan forecourt area , whist to the rear an enclosed yard.

Energy Performance Certificate			
9, Beverley Terrace, STANLEY, DH9 5DY		Reference number:	F208-2021-17203-2854-9520
Date of assessment: 30 July 2014		Type of assessment:	RP20A, existing dwelling
Date of certificate: 30 July 2014		Valid for:	10 years
* Excludes current ratings of properties in use which properties are more energy efficient than and have not had energy audits carried out under the same conditions			
Estimated energy costs of dwelling for 3 years:			£ 4,467
Over 3 years potential save:			£ 1,009
Estimated energy costs of this house			
	Current costs	Potential costs	Potential future savings
Lighting	£ 108 over 3 years	£ 183 over 3 years	
Heating	£ 3,122 over 3 years	£ 2,217 over 3 years	You could save £ 905
Hot Water	£ 242 over 3 years	£ 208 over 3 years	
Totals	£ 4,472	£ 2,508	
* These figures are based on the average potential 'good' rating in the property for heating, lighting and hot water. They indicate energy use but do not represent the 'real' consumption and should not be used for comparison.			
Energy Efficiency Rating		Current	Potential
The chart shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommended measures on page 5. The average energy efficiency rating for a dwelling in England with a similar rating is shown in the background.		D	B
Top actions you can take to save money and make your home more efficient			
Recommended measure	Indicative cost	Typical savings over 3 years	Available with Green Deal
1. Energy audit measures	£500 - £1,000	£ 100	
2. Internal or external wall insulation	£4,000 - £15,000	£ 900	
3. Floor insulation	£500 - £1,000	£ 100	
See page 5 for a full list of recommendations for this property.			
* Recommended energy saving measures are based on the current energy efficiency rating of the property. The Green Deal may allow you to finance energy saving measures to help pay for the cost.			



Scan QR using your mobile phone for further details or request a viewing

The measurements provided within these details are for guidance purposes only. It should be noted that services, fixtures, heating, gas and electrical systems mentioned within these details have not been tested by FJ Estates. If in doubt, purchasers should seek professional advice to ensure satisfaction. These particulars including photography were prepared by FJ Estates in accordance with the Sellers instruction.

