



Crown & Thistle North Road, Stanley, DH9 8EF

Guide price £125,000

FREEHOLD, WELL PRESENTED PUB ON SIZEABLE CORNER PLOT.

PRICE £125,000+ VAT plus (Auction Fees of £5,700 Inc VAT)

447 SQUARE METRES INTERNALLY.

VACANT POSSESSION.

SELF-CONTAINED LANDLORDS FLAT.

LOCATED ON BUSY THOROUGHFARE.

HUGE POTENTIAL.

FOR SALE VIA OPTION A – UNCONDITIONAL AUCTION TERMS.

Lobby

Disabled W.C

Womens W.C

Mens W.C

Main Bar Area 39'4" x 16'0" (12.01m x 4.89m)

Bar

Utility 7'2" x 6'3" (2.19m x 1.93m)

Basement 17'8" x 10'7" (5.39m x 3.25m)

Main Dining Room 27'3" x 21'7" (8.31m x 6.59m)

Snooker Room 20'1" x 13'4" (6.13m x 4.08m)

Kitchen 20'0" x 12'7" (6.12m x 3.86m)

Landing

Upstairs Dining Left 21'10" x 18'0" (6.66m x 5.51m)

Upstairs Dining Right 21'10" x 14'7" (6.67m x 4.46m)

Womens W.C

Mens W.C

Office 6'11" x 4'11" (2.13m x 1.51m)

Apartment Hallway

Lounge Kitchen 21'2" x 9'3" (6.47m x 2.83m)

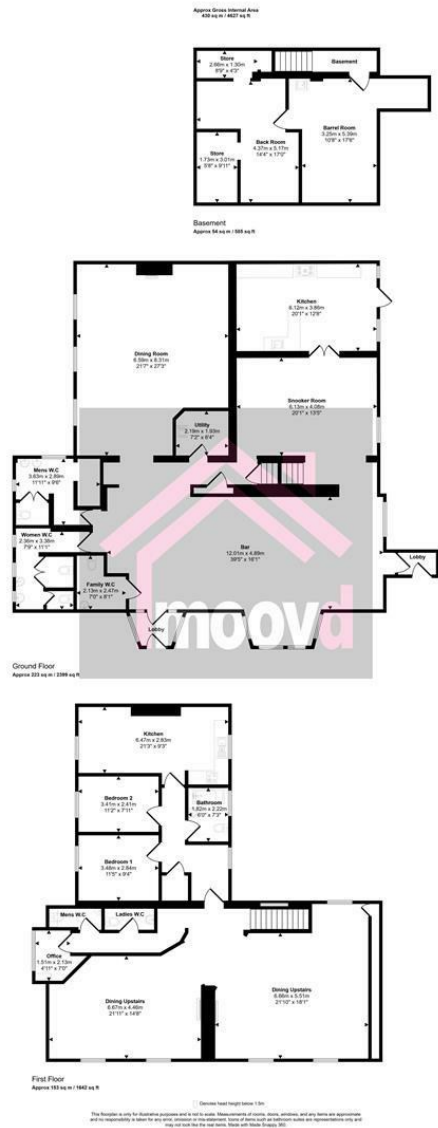
Bedroom 1 11'5" x 9'3" (3.48m x 2.84m)

Bedroom 2 11'2" x 7'10" (3.41m x 2.41m)

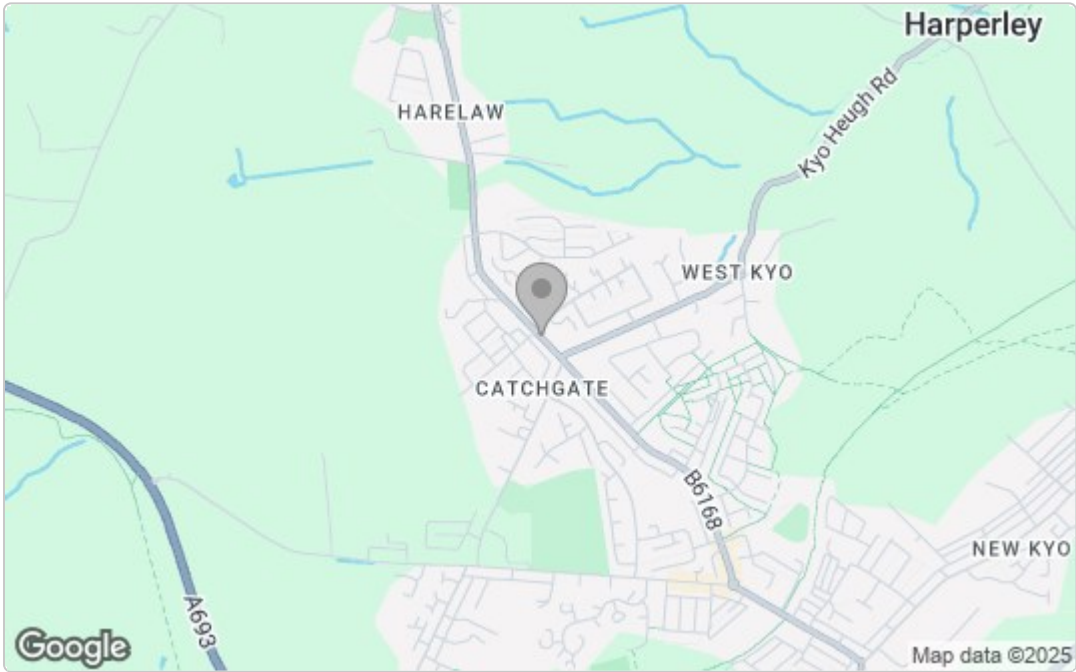
Bathroom

Externally

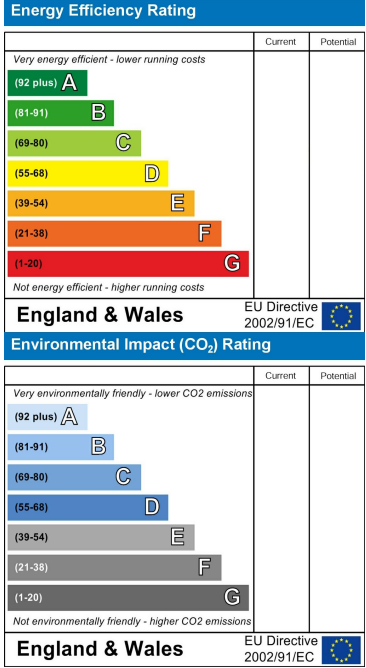
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.