

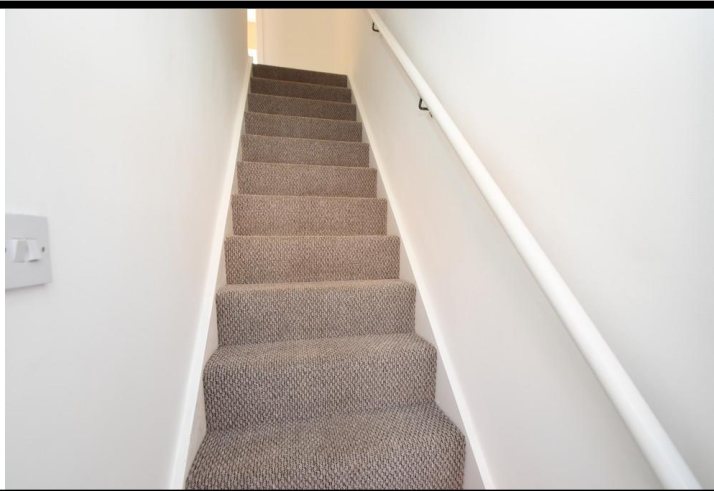


Percy Terrace | New Kyo | Stanley | DH9 7TN

This two bedroom mid terraced house is well presented and is available with no upper chain. The accommodation comprises of an entrance hallway, lounge, kitchen/diner, utility room, first floor landing, two bedrooms and a bathroom. Forecourt garden to the front with a yard to the rear. Gas combi central heating, uPVC double glazing, freehold tenure, Council Tax band A, EPC rating C (70). Virtual tours available.

£69,950

- Mid terraced house
- 2 bedrooms
- No upper chain
- Lounge and kitchen/diner
- Yard to the rear



Property Description

HALLWAY

uPVC entrance door, stairs to the first floor and a door leading to the lounge.

LOUNGE

11' 8" x 11' 8" (3.58m x 3.57m) uPVC double glazed window, double radiator, TV aerial point and a door to the kitchen/diner.

KITCHEN/DINER

11' 4" x 15' 1" (3.47m x 4.61m) Fitted with a range of wall and base units with contrasting laminate worktops and tiled splash-backs. Slot-in electric cooker, stainless steel sink, large storage cupboard, space for a dining table, part-tiled floor, uPVC double glazed window, double radiator, door to the utility room and a uPVC rear exit door to the yard.

UTILITY ROOM

6' 2" x 4' 4" (1.90m x 1.34m) Base storage cupboard, contrasting laminate worktop and tiled splash-back. Wall-mounted gas combi central heating boiler, plumbed for a washing machine and space for a tumble dryer, tiled floor, uPVC double glazed window and a vaulted ceiling.

FIRST FLOOR

LANDING

Doors lead to the bedrooms and bathroom.

BEDROOM 1 (TO THE FRONT)

12' 0" x 15' 1" (maximum) (3.67m x 4.61m) Loft access hatch, uPVC double glazed window and a double radiator.

BEDROOM 2 (TO THE REAR)

11' 7" x 9' 4" (3.55m x 2.85m) uPVC double glazed window and a double radiator.

BATHROOM

8' 2" x 5' 5" (2.50m x 1.67m) Panelled bath with shower fitment and tiled splash-backs, curtain and rail. Pedestal wash basin, WC, uPVC double glazed window, single radiator and coving.

EXTERNAL

TO THE FRONT

Modest forecourt garden.

TO THE REAR

Yard.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating C (70). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

TENURE

We understand that the property is freehold. We would recommend that any purchaser has this confirmed by their legal advisor.

COUNCIL TAX

The property is in Council Tax band A.

MINING

The property is located within a former mining area.

SELECTIVE LICENCE

Please note that this property falls within the Local Authority Selective Licensing zone where a Landlord is required to register the property with the council every five years. Charges apply. Please visit www.durham.gov.uk/selectivelicensing for further information.

BROADBAND SPEEDS

According to Ofcom, average download speed of the fastest package currently available at this postcode is Ultrafast 10000 Mbs. Suitable for web & social, flawless video calls, 4K streaming and online gaming. We would recommend contacting a supplier to get the most accurate and up to date data.

MOBILE PHONE COVERAGE

EE (Excellent), Vodafone (Excellent), Three (Excellent), O2 (Excellent)

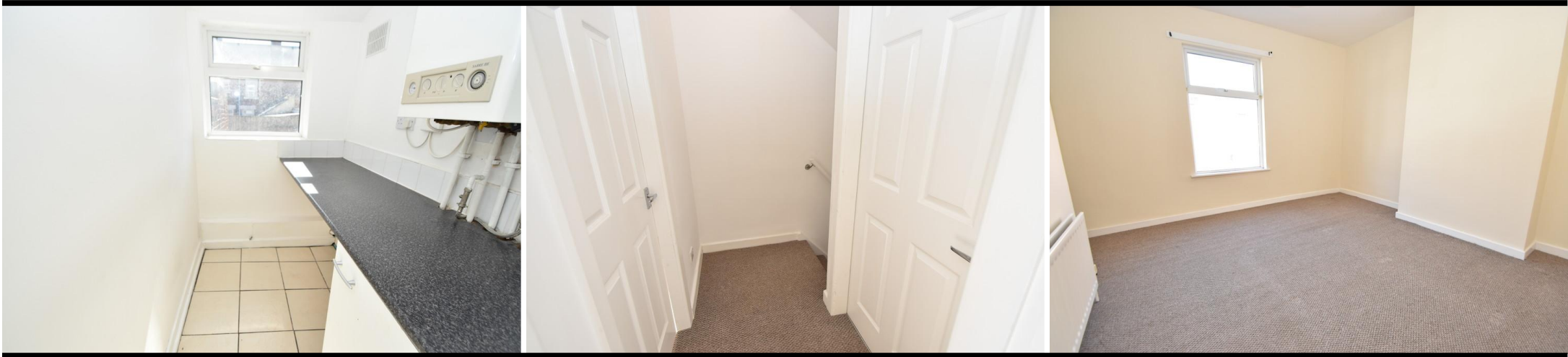
VIEWINGS

We have created a virtual tour which can be viewed on our YouTube channel, our website, property portals and our social media accounts such as Facebook, Twitter and Instagram. To arrange a viewing please contact the office.

MAKING AN OFFER

Please note that all offers will require financial verification including mortgage agreement in principle, proof of deposit funds, proof of available cash and full chain details including selling agents and solicitors down the chain. Under New Money Laundering Regulations we require proof of identification from all buyers before acceptance letters are sent and solicitors can be instructed.





MORTGAGE ADVICE

We have independent mortgage advisers within our branch, who will search the whole market to find the best suitable mortgage and help you progress through the process. Contact our office to arrange a telephone or office appointment.

AGENTS NOTE

Whilst we endeavour to make our particulars accurate and reliable, they should not be relied on as a statement or representations of fact, and do not constitute any part of an offer or contract. The owner does not make or give, nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We have not checked or tested any appliances mentioned (including heating systems or electrical fittings) therefore working order cannot be confirmed. All measurements are given to the nearest 5cm.



Tenure

Freehold

Council Tax Band

A

Viewing Arrangements

Strictly by appointment

Contact Details

Anthony House

Anthony Street

Stanley

County Durham

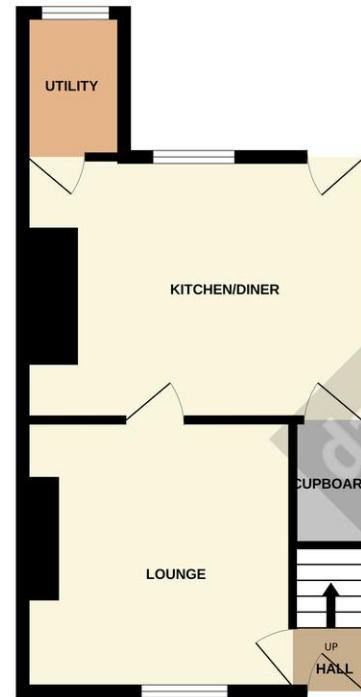
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www.davidbailes.co.uk

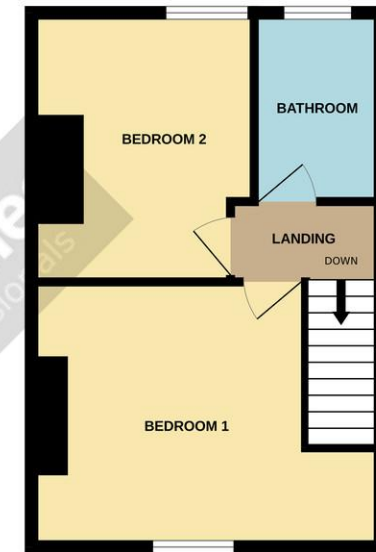
info@davidbailes.co.uk

01207231111

GROUND FLOOR
33.3 sq.m. (358 sq.ft.) approx.



1ST FLOOR
31.0 sq.m. (334 sq.ft.) approx.



TOTAL FLOOR AREA: 64.3 sq.m. (692 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

