



The Bungalow, Sunny Terrace | Stanley | Co. Durham | DH9 8AW

We are delighted to bring to the market this unique three bedroom detached bungalow situated on a large plot with scope to extend into the loft and into the spacious grounds. Available with no upper chain the accommodation comprises an entrance hallway, lounge with opening to the dining room, breakfasting kitchen, three bedrooms, additional reception area which could be converted into an additional bedroom, bathroom, separate cloakroom/WC, additional hallway giving access to the utility room with storage room off and access to the large attached heated garage. The loft is vast and has the potential to be converted into further living space. Gardens to three sides plus off street parking for several vehicles. Gas central heating, Council Tax band D, freehold, EPC rating D (55).

Offers Over £325,000

- Large detached bungalow
- 3 bedrooms with scope to extend
- Spacious gardens
- Garage and off street parking for a number of vehicles
- No upper chain



Property Description

HALLWAY

Entrance door with matching side windows, wooden panelled walls, delft rack, cornicing, built-in storage cupboard, radiator and doors leading to the principle living areas, breakfasting kitchen, bedrooms and bathroom.

LOUNGE

14' 10" x 15' 2" (4.54m x 4.63m) Large bay within leaded paned windows and large column radiator. Feature fire surround with tiled inlay and hearth, gas fire, TV aerial and cornicing. Large opening to the dining room.

DINING ROOM

14' 9" x 14' 11" (4.50m x 4.57m) Overlooking the rear garden with a large bay, leaded glazed windows and column radiator. Wood panelled walls, delft rack and cornicing.

BREAKFASTING KITCHEN

10' 5" x 13' 4" (3.20m x 4.08m) Fitted with a range of wall and

base units with tiled walls, slash-backs and contrasting laminate worktops. Integrated fan assisted electric oven, separate oven/grill, four ring gas hob with extractor over. Stainless steel sink with mixer tap, storage cupboard, space for a breakfast table, plumbed for a washing machine, space for additional appliances, column radiator, leaded paned window, sliding glazed door to the rear porch.

FAMILY BATHROOM

10' 5" x 6' 10" (3.20m x 2.09m) Panelled bath, separate thermostatic shower, WC, pedestal wash basin, fully tiled walls, heated towel radiator and a leaded paned window.

BEDROOM 1 (TO THE FRONT)

14' 11" x 15' 1" (4.55m x 4.60m) Large bay with leaded paned window and column radiator. Fitted wardrobes and moulded cornicing.

CLOAKROOM/WC

Fully tiled walls, vanity wash basin with base storage, separate

WC, single radiator and window.

BEDROOM 2 (TO THE FRONT)

14' 9" x 12' 2" (4.51m x 3.71m) Wooden panelled walls, built-in storage cupboards, leaded paned window, moulded cornicing, additional door to side hallway and a column radiator.

REAR RECEPTION ROOM

14' 10" x 9' 0" (4.53m x 2.75m) This room could easily been converted into a fourth bedroom by installing a partition wall. Leaded paned window, moulded cornicing, double radiator and a door leading to the side hallway.

SIDE HALLWAY

Wood panelled walls, loft access hatch, column radiator, moulded cornicing and doors leading to the utility room, bedroom three and the attached garage. Please note that the loft is partly boarded with lighting for storage. This space is extremely large and has the potential to be converted (subject to building regulations and any necessary consent) to provide

additional bedrooms and living accommodation.

BEDROOM 3 (TO THE FRONT)

11' 3" x 8' 10" (3.43m x 2.71m) Sliding door, wooden panelled walls, column radiator and lead paned window.

UTILITY ROOM

11' 3" x 4' 3" (3.43m x 1.31m) Wall mounted gas combi central heating boiler, tiled walls, window and a door leading to the store room.

STORE ROOM (OFF UTILITY)

11' 3" x 4' 1" (3.43m x 1.26m) Tiled walls and a window.

ATTACHED GARAGE

30' 2" x 11' 9" (9.21m x 3.60m) A double length attached garage with electric roller door, radiator providing heating, side windows, power points and lighting.

EXTERNAL

TO THE FRONT

Lawn garden with flower beds enclosed by brick wall. Twin gates provide access to the driveway, side gate leads to rear on one side, to the other side is a large additional parking storage area with access gates suitable to store a large number of vehicles or caravan etc.

TO THE REAR

Large lawn areas, fruit trees, orangery, potting shed and steps leading down to a former boiler room which is now a useful underground secure storage room. Enclosed by stone wall.

HEATING

Gas fired central heating via combination boiler and radiators.

ENERGY EFFICIENCY

EPC rating D (55). 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 D.

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. If you would like to view the property please ensure that you wear appropriate PPE and adhere to social distancing. We may need to restrict the number of people within the property at one time and limit time of the viewing to 15 minutes. Please do not attend if you have recently shown symptoms of the Covid-19 virus.





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.

NEED A MORTGAGE?

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

D

Viewing Arrangements

Strictly by appointment

Contact Details

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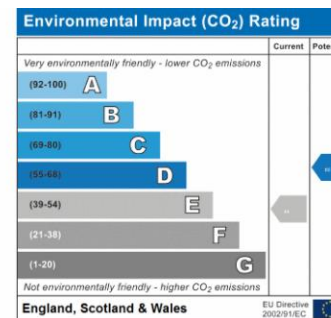
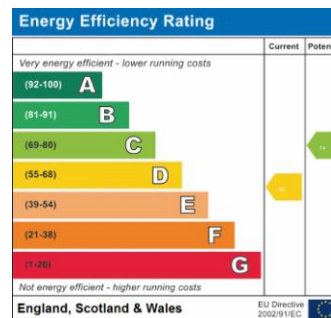
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THE BUNGALOW 200.1 sq.m. (2154 sq.ft.) approx.



TOTAL FLOOR AREA : 200.1 sq.m. (2154 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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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

