

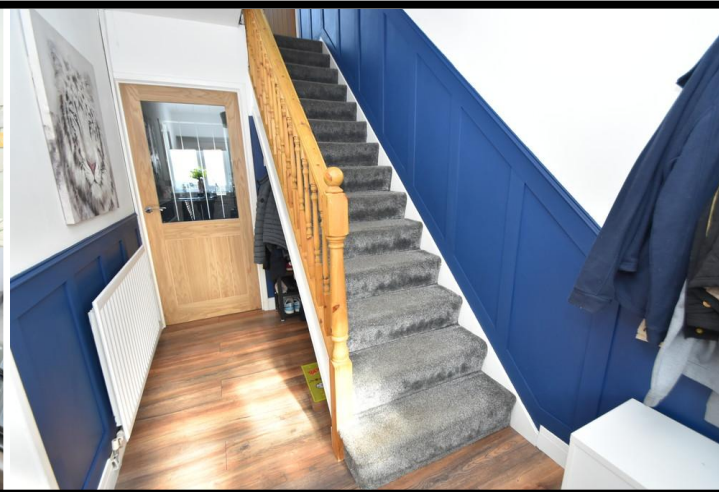
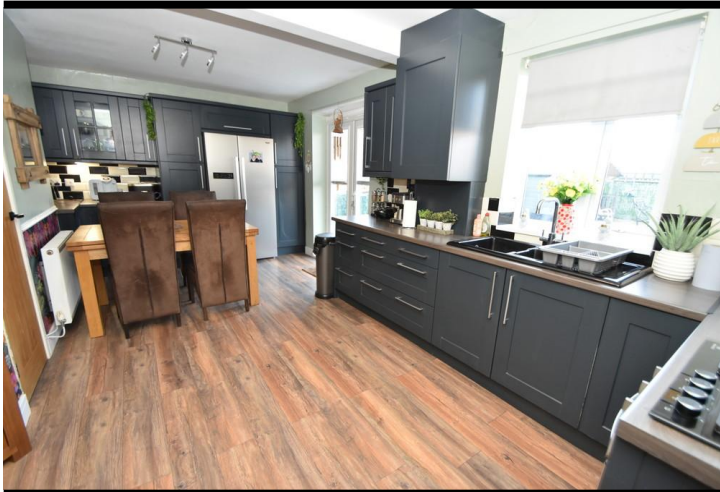


Durham Road | Stanley | Co, Durham | DH9 6QU

Available with no upper chain this three bedroom semi-detached house has been carefully reconfigured by the current owners to create a lovely family home with the added advantage of a loft storage room plus spacious garden and off-street parking. Briefly comprising a hallway, lounge, kitchen/diner, utility room, WC, first floor landing, three bedrooms, bathroom and stairs to a loft storage room. Gas combi central heating, uPVC double glazing, EPC rating D (65), freehold, Council Tax band A. Virtual tours available on our website.

£119,950

- Three-bedroom semi-detached house.
- Available without an upper chain.
- Carefully reconfigured for family living.
- Includes a loft storage room.
- Spacious garden and off-street parking.



Property Description

HALLWAY

12' 7" x 6' 0" (3.84m x 1.85m) uPVC double glazed entrance door with matching side window, laminate flooring, stairs to the first floor, part panelled walls, single radiator, telephone point, hard-wired smoke alarm and doors leading to the lounge and kitchen/diner.

LOUNGE

12' 4" x 12' 11" (3.78m x 3.94m) Feature panelled wall, laminate flooring, uPVC double glazed window and a double radiator.

KITCHEN/DINER

11' 2" x 19' 6" (3.42m x 5.95m) Fitted with a range of wall and base units with concealed LED lighting onto laminate worktops and tiled splash-backs. Integrated fan assisted electric oven/grill, four ring gas hob, raised enamel sink with vegetable drainer and mixer tap, space for an American style fridge/freezer, concealed gas combi central heating boiler,

laminate flooring, uPVC double glazed window and matching French doors to rear garden, storage cupboards, double radiator and a door leading to the utility room.

UTILITY ROOM

8' 3" x 6' 3" (2.53m x 1.91m) Laminae worktop, tiled splash-backs, plumbed for a washing machine, laminate flooring, uPVC double glazed window, matching side exit door, single radiator and a door leading to the WC.

WC

5' 4" x 6' 6" (1.63m x 2.00m) White suite with WC and a wash basin with base storage, laminate flooring, uPVC double glazed window, single radiator and loft access hatch.

FIRST FLOOR

LANDING

8' 4" x 6' 1" (2.55m x 1.87m) uPVC double glazed window, part panelled walls, hard-wired smoke alarm and doors leading to

the bedrooms, bathroom and loft.

BEDROOM 1 (TO THE FRONT)

12' 4" x 11' 9" (3.76m x 3.60m) Built-in storage cupboard, uPVC double glazed window, TV aerial and a single radiator.

BEDROOM 2 (TO THE REAR)

10' 0" x 11' 1" (3.07m x 3.38m) uPVC double glazed window and a single radiator.

BEDROOM 3 (TO THE FRONT)

9' 5" x 7' 5" (2.88m x 2.27m) Storage cupboard, uPVC double glazed window and a single radiator.

BATHROOM

5' 8" x 8' 0" (1.73m x 2.45m) White suite featuring a panelled bath with electric shower over, PVC panelled walls and matching ceiling, glazed screen, wash basin with base storage, WC, uPVC double glazed windows and a white towel radiator.

LOFT STORAGE ROOM

13' 10" x 13' 0" (4.23m x 3.98m) Accessed via a space saving staircase, fully boarded and carpeted with power points, lighting, eaves storage cupboard and two Velux double glazed windows.

EXTERNAL

TO THE FRONT

Timber decking, lawn, enclosed by timber fence with gate to the front and side gate leading to the rear.

TO THE REAR

A large low-maintenance garden with block-paved patio, raised timber decking, summer house, hot and cold water supply, twin electric socket and a large attached brick tool shed to the side measuring 1.54m x 2.00m.

PARKING

Off road parking to the rear.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (65). 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.

BROADBAND SPEEDS

According to Ofcom average download speed of the fastest package currently available at this postcode is classed as Ultra-fast 1,000 Mbs. Suitable for web & social, video calls, 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

DH9 8AF

www.davidbailes.co.uk

info@davidbailes.co.uk

01207231111



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 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



rightmove
find your happy

