



## Third Street | Quaking Houses | Stanley | DH9 7HE

This is a spacious three bedroom terraced house which is available with no upper chain, has a garden, two reception rooms and has recently been refurbished. The accommodation comprises a hallway, lounge, dining room, kitchen, rear lobby, WC, first floor landing, three bedrooms and a bathroom. Garden to front and yard to the rear. Gas combi central heating, uPVC double glazing, EPC rating D (66), Council Tax band A, freehold. Virtual tours available on our website.

£89,950

- Mid terraced house
- 3 bedrooms
- No upper chain
- Garden to front, yard to rear
- Spacious and well presented



## Property Description

### HALLWAY

13' 3" x 6' 6" (4.05m x 2.00m) uPVC double glazed entrance door with matching window over. Stairs to the first floor, tiled floor and doors leading to the lounge and dining room.

### LOUNGE

13' 2" x 11' 3" (4.02m x 3.45m) Laminate flooring, uPVC double glazed window, double radiator, TV aerial point and a ceiling light fan.

### DINING ROOM

14' 4" (maximum) x 18' 2" (maximum) (4.38m x 5.54m) Large storage cupboard, uPVC double glazed window, wall lights, telephone point, single radiator and a door to the kitchen.

### KITCHEN

13' 9" x 7' 10" (4.20m x 2.41m) Fitted with a range of wall and base units, contrasting laminate worktops and tiled splash-backs. Integrated fan assisted electric oven/grill, four ring gas

hob and concealed extractor fan over, stainless steel sink with vegetable drainer and mixer tap, plumbed for a washing machine and space for other appliances, single radiator, uPVC double glazed window and matching rear exit door, door to rear lobby.

### REAR LOBBY

Tiled floor, storage cupboard housing the gas combi central heating boiler, door to the WC.

### WC

3' 1" x 2' 10" (0.95m x 0.88m) WC, tiled walls and a uPVC double glazed window.

### FIRST FLOOR

### LANDING

Doors to the bedrooms and bathroom, loft access hatch.

### BEDROOM 1 (TO THE REAR)

13' 2" x 11' 3" (4.02m x 3.45m) Laminate flooring, uPVC double glazed window and a single radiator.

### BEDROOM 2 (TO THE FRONT)

14' 5" x 10' 3" (4.41m x 3.14m) uPVC double glazed window and a single radiator.

### BEDROOM 3 (TO THE FRONT)

10' 7" x 7' 5" (3.25m x 2.28m) Laminate flooring, uPVC double glazed window and a single radiator.

### BATHROOM

5' 10" x 6' 4" (1.80m x 1.94m) A white suite featuring a panelled bath with electric shower over, glazed screen, PVC panelled walls, pedestal wash basin, WC, radiator and uPVC double glazed window.



#### EXTERNAL

##### TO THE FRONT

Patio, lawn garden enclosed by timber fence and gate.

##### TO THE REAR

Self-contained yard.

#### HEATING

Gas fired central heating via combination boiler and radiators.

#### GLAZING

uPVC double glazing installed.

#### ENERGY EFFICIENCY

EPC rating D (66). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

#### COUNCIL TAX

The property is in Council Tax band A.

#### TENURE

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

#### 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 Ultrafast 10,000 Mbps. 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

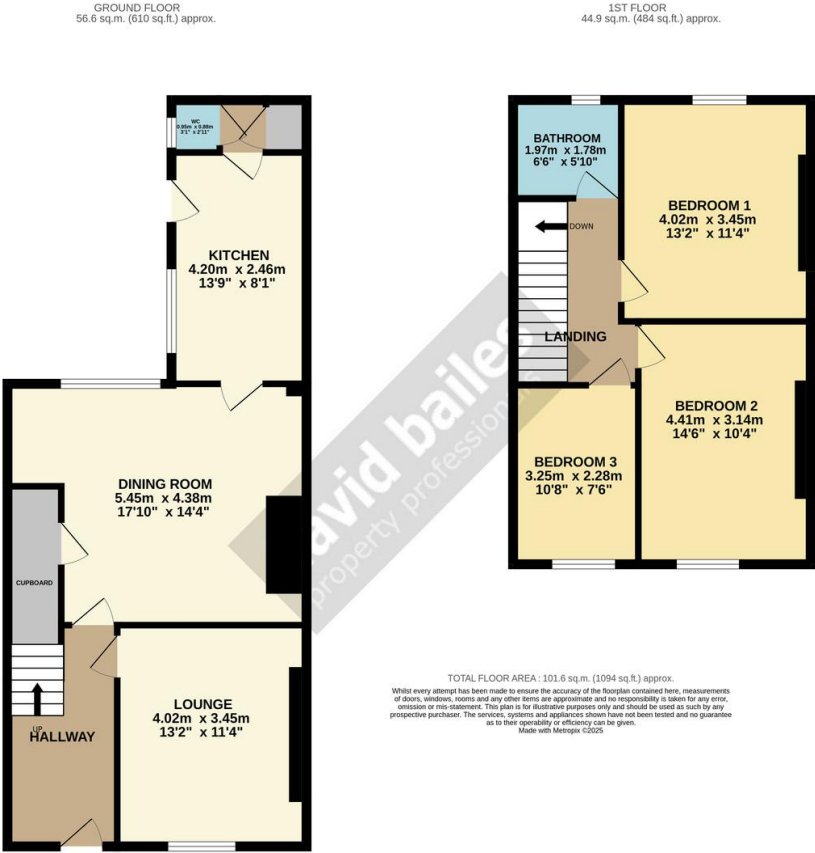
# Viewing Arrangements

Strictly by appointment

# Contact Details

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 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

