



## Fairview Terrace | Greencroft | Stanley | DH9 8NR

This charming two bedroom stone built terraced house is located on a popular row in Greencroft has just been redecorated and is available with no upper chain. The accommodation comprises a hallway, lounge, spacious kitchen/diner, utility room and ground floor WC. To the first floor there is a landing with loft hatch and pull-down loft ladder to give access to storage, two bedrooms and a bathroom. Forecourt garden to the front and self-contained yard to the rear. Gas combi central heating, uPVC double glazing, EPC rating D (60), Council Tax band A, freehold. Virtual tour available.

£80,000

- This charming two-bedroom stone-built terraced house.
- The property has been freshly redecorated and is offered with no upper chain.
- The ground floor includes a hallway, lounge, spacious kitchen/diner, utility room, and a WC.
- The first floor features a landing, two bedrooms and a bathroom.



## Property Description

### HALLWAY

uPVC double glazed entrance door, single radiator, stairs to the first floor and a door leading to the lounge.

### LOUNGE

13' 4" x 11' 5" (4.07m x 3.50m) Ornamental fireplace with tiled hearth, base storage to one alcove, uPVC double glazed window, under-stair storage cupboard, double radiator, TV aerial, hard-wired smoke alarm and a door leading to the kitchen/diner.

### KITCHEN/DINER

16' 11" x 12' 0" (5.17m x 3.66m) Fitted with a range of wall and base units with contrasting laminate worktops and tiled splash-backs. Integrated electric oven/grill, electric hob with extractor over. Stainless steel sink, space for appliances, room for a large dining table, tiled floor, uPVC double glazed window, double radiator, telephone point and a doorway leading to the utility room and WC.

### UTILITY ROOM

7' 6" x 5' 7" (2.30m x 1.72m) Base unit with laminate worktop, tiled splash-backs, stainless steel sink with mixer tap, plumbed for a washing machine, wall mounted gas combi central heating boiler, single radiator, tiled floor, uPVC double glazed rear exit door with matching window and a door leading to the WC.

### WC

3' 10" x 2' 11" (1.18m x 0.90m) WC, wash basin with base storage, tiled splash-back, tiled floor.

### FIRST FLOOR

#### LANDING

Loft hatch with pull-down ladder (boarded for storage). Hard-wired smoke alarm, doors lead to the bedrooms and bathroom.

### BEDROOM 1 (TO THE FRONT)

16' 11" x 12' 2" (5.17m x 3.72m) uPVC double glazed window and a double radiator.

### BEDROOM 2 (TO THE REAR)

11' 6" x 11' 0" (3.52m x 3.37m) uPVC double glazed window and a double radiator.

### BATHROOM

7' 9" x 5' 5" (2.38m x 1.66m) Panelled bath with shower fitment over, glazed screen, tiled walls, WC, pedestal wash basin, double radiator, heated towel radiator, uPVC double glazed window, wall cabinet and an extractor fan.

### EXTERNAL

#### TO THE FRONT

Block paved pathway with gravelled area, access gate.

#### TO THE REAR

Self-contained yard with block paved patio.

#### HEATING

Gas fired central heating via combination boiler and radiators.

#### GLAZING

uPVC double glazing installed.

#### ENERGY EFFICIENCY

EPC rating D (60). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

#### COUNCIL TAX

The property is in Council Taxband A.

#### TENURE

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

#### 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.

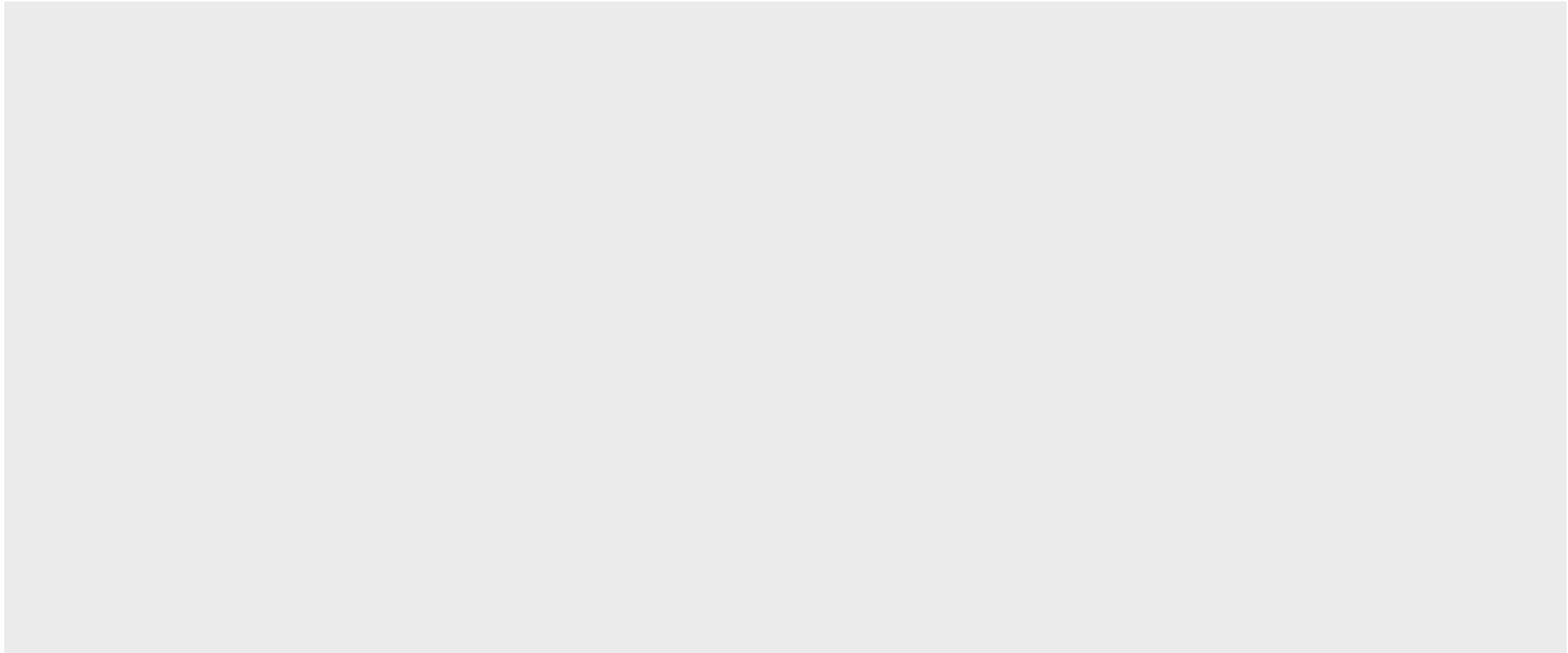
#### MORTGAGE ADVICE

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](http://www.davidbailes.co.uk)

[info@davidbailes.co.uk](mailto:info@davidbailes.co.uk)

01207231111

GROUND FLOOR  
41.4 sq.m. (446 sq.ft.) approx.



1ST FLOOR  
36.1 sq.m. (389 sq.ft.) approx.



TOTAL FLOOR AREA: 77.5 sq.m. (835 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			75
(55-68) <b>D</b>		60	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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

