



## Twizell Lane | West Pelton | Stanley | DH9 6SQ

This surprisingly spacious three bedroom end-terraced house is available with no upper chain and has the benefit of an attached double garage to the rear. The accommodation comprises of a hallway, lounge, large separate dining room, kitchen, first floor landing, three bedrooms (one with a large dressing room/study off) and a family bathroom. Self-contained yard to the rear. Gas combi central heating, uPVC double glazing, EPC rating D (55), freehold and Council Tax band B. Virtual tours available.

**£130,000**

- End terraced house with 3 bedrooms
- Attached double garage
- No upper chain
- Lounge plus large dining room
- Spacious bedrooms (one with dressing room)



## Property Description

### HALLWAY

12' 11" x 6' 9" (3.94m x 2.07m) uPVC double glazed entrance door with matching side window, tiled floor, stairs to the first floor, wall mounted central heating programmer, single radiator and doors leading to the lounge and dining room.

### LOUNGE

12' 11" x 13' 6" (into alcoves) (3.94m x 4.12m) Large bay with uPVC double glazed windows and panelling. Ornamental fireplace (opportunity to open and reinstate a traditional fire), picture rail, moulded cornicing, centre light rose, TV cables and a single radiator.

### DINING ROOM

12' 11" x 20' 8" (3.95m x 6.32m) A spacious room with feature stone fire surround with electric fire on a quartz hearth. Storage cupboard, uPVC double glazed window, double radiator, telephone point, TV aerial point and a door leading to the kitchen.

### KITCHEN

12' 2" x 7' 4" (3.71m x 2.26m) Fitted with a range of wall and base units with contrasting laminate worktops and tiled floor. Slot-in electric cooker, stainless steel sink, plumbed for a washing machine, uPVC double glazed window, storage cupboard, double radiator, extractor fan and a uPVC double glazed rear exit door.

### DOUBLE GARAGE

17' 9" x 15' 1" (5.42m x 4.60m) An attached double garage with electric door, power points, lighting, window and side door giving access to the rear yard.

### FIRST FLOOR

#### LANDING

Loft access hatch with pull-down ladder boarded for storage. Doors lead to the bedrooms and bathroom.

### BEDROOM 1 (TO THE REAR)

13' 4" x 12' 9" (into alcove) (4.08m x 3.90m) Storage cupboard housing the gas combi central heating boiler, uPVC double glazed window, double radiator and a door leading to the dressing room/study.

### DRESSING ROOM/STUDY

12' 1" x 7' 4" (3.70m x 2.25m) A versatile room which could be converted into an ensuite or used as a dressing room, nursery, perhaps a study or simply for storage. uPVC double glazed window and a double radiator.

### BEDROOM 2 (TO THE FRONT)

13' 3" x 12' 9" (4.04m x 3.90m) uPVC double glazed window and a single radiator.

### BEDROOM 3 (TO THE FRONT)

8' 6" x 7' 8" (2.61m x 2.34m) Recently replastered, uPVC double glazed window and a single radiator.



## BATHROOM

8' 7" x 7' 6" (2.64m x 2.31m) A modern suite featuring a panelled bath, separate enclosure with thermostatic shower and PVC splash-backs. Pedestal wash basin, WC, fully tiled walls, chrome towel radiator, wall extractor fan, uPVC double glazed frosted window and inset spotlights.

## EXTERNAL

### TO THE FRONT

A small forecourt garden with artificial lawn.

### TO THE REAR

Self-contained yard with cold water supply tap, security light and access door to the garage.

## HEATING

Gas fired central heating via combination boiler and radiators.

## GLAZING

uPVC double glazing installed.

## ENERGY EFFICIENCY

EPC rating D (55). 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 B.

## 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

B

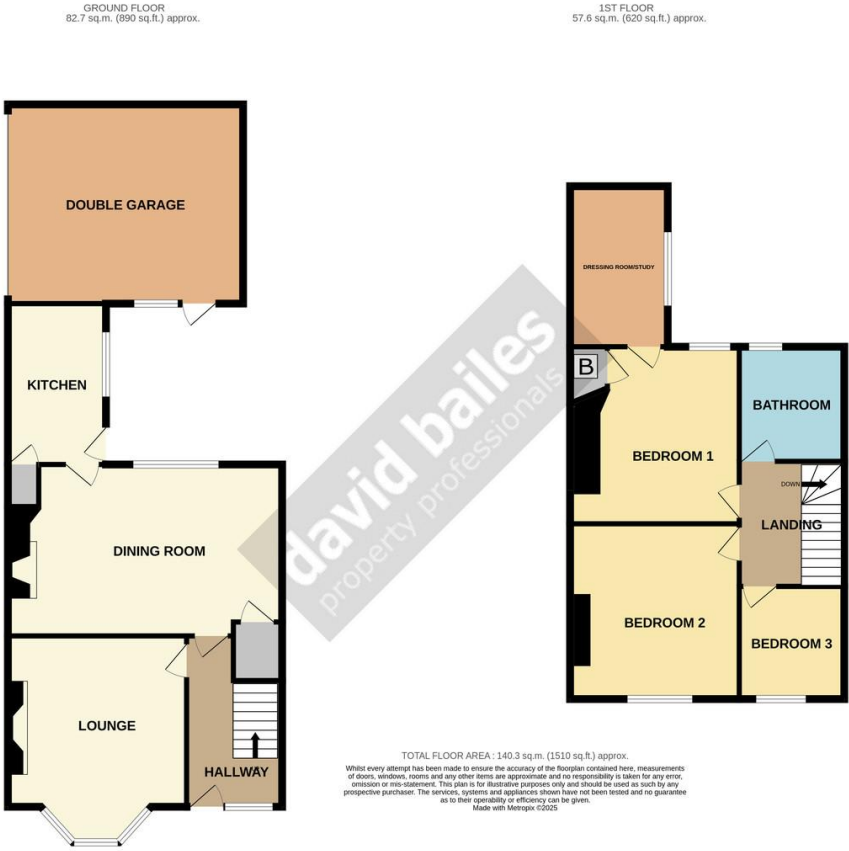
# Viewing Arrangements

Strictly by appointment

# Contact Details

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	55 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 are 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

