



## Bede Close | East Stanley | Co. Durham | DH9 0TZ

Available with no upper chain we offer this well presented two bedroom terraced house within a popular part of East Stanley. The property is clean and tidy, but would benefit from some updating. The accommodation comprises a hallway, kitchen, lounge/diner, first floor landing, two double bedrooms and a bathroom. Easy to maintain garden to the front and larger self-contained yard to the rear with detached brick storage sheds. Gas central heating, full uPVC double glazing, freehold, Council Tax band A, EPC rating E (53). Virtual tour available. Please note sale is subject to grant of probate.

£80,000

- 2 Bedroom terraced house
- Garden and yard with brick storage sheds
- No upper chain
- Popular part of East Stanley
- Lounge/diner



## Property Description

Available with no upper chain we offer this well presented two bedroom terraced house within a popular part of East Stanley. The property is clean and tidy, but would benefit from some updating. The accommodation comprises a hallway, kitchen, lounge/diner, first floor landing, two double bedrooms and a bathroom. Easy to maintain garden to the front and larger self-contained yard to the rear with detached brick storage sheds. Gas central heating, full uPVC double glazing, freehold, Council Tax band A, EPC rating E (53). Virtual tour available. Please note sale is subject to grant of probate.

### HALLWAY

uPVC double glazed entrance door with matching side window, stairs to the first floor with storage cupboard beneath. Double radiator and a glazed door leading to the kitchen.

### KITCHEN

10' 9" x 8' 1" (maximum) (3.28m x 2.47m) Fitted with a range of wall and base units with contrasting laminate worktops and

tiled splash-backs. Integrated fan assisted electric oven/grill, halogen hob with extractor canopy over. Sink with mixer tap, plumbed for a washing machine and space for additional under-counter appliances. Storage cupboard, double radiator, uPVC double glazed rear exit door, matching side window and a glazed door leading to the lounge/diner.

### LOUNGE/DINER

19' 10" x 10' 10" (maximum) (6.07m x 3.31m) Dual aspect with uPVC double glazed windows to the front and rear. Wall mounted gas fire incorporating a central heating back boiler, one single and one double radiator, telephone points and a TV aerial cable.

### FIRST FLOOR

#### LANDING

Loft access hatch and doors leading to the bedrooms and bathroom.

### BEDROOM 1 (TO THE FRONT)

9' 2" x 14' 5" (2.80m x 4.40m) Fitted wardrobes, additional storage cupboard, uPVC double glazed window, single radiator and coving.

### BEDROOM 2 (TO THE REAR)

8' 6" x 10' 9" (2.61m x 3.28m) Fitted wardrobes, uPVC double glazed window, double radiator and coving.

### BATHROOM

5' 9" x 6' 9" (1.76m x 2.06m) A white suite featuring a panelled bath with electric shower over, curtain and rail. Pedestal wash basin, WC, PVC panelled walls, carpet over a tiled floor, double radiator and a uPVC double glazed window.

### EXTERNAL

#### TO THE FRONT

Open plan garden stocked with mature shrubs.

#### TO THE REAR

Self-contained patio yard with block paving and detached brick storage sheds. Enclosed by timber fencing.

#### PARKING

Public parking beyond the rear yard within the cul-de-sac.

#### HEATING

Gas fired central heating via back boiler and radiators.

#### GLAZING

uPVC double glazing installed.

#### ENERGY EFFICIENCY

EPC rating E (53). 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.

#### 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. Please do not attend if you have recently shown symptoms of the Covid-19 virus. We may need to restrict the number of people within the property at one time and limit time of the viewing to 15 minutes.

#### 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.

**PLEASE NOTE THE PROPERTY CANNOT EXCHANGE CONTRACTS UNTIL GRANT OF PROBATE HAS BEEN ISSUED.**



## 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)

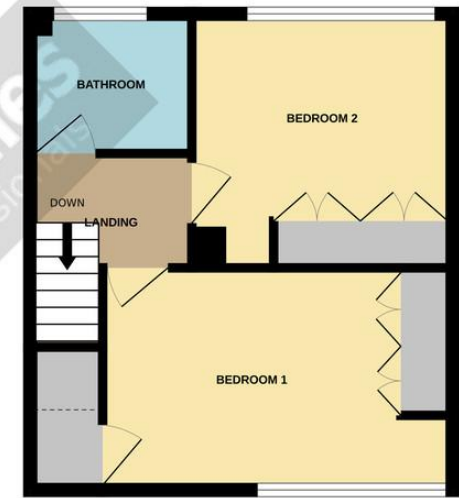
[info@davidbailes.co.uk](mailto:info@davidbailes.co.uk)

01207231111

GROUND FLOOR  
31.4 sq.m. (338 sq.ft.) approx.

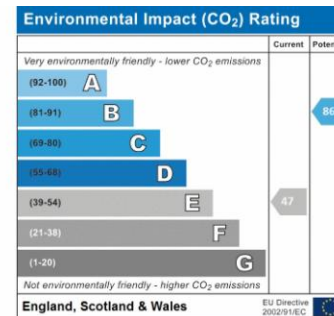
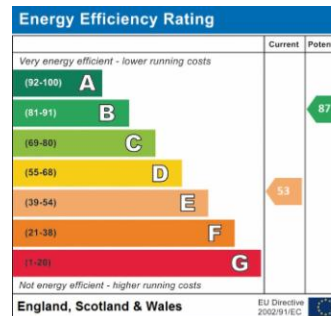


1ST FLOOR  
31.6 sq.m. (340 sq.ft.) approx.



TOTAL FLOOR AREA: 63.0 sq.m. (679 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



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