

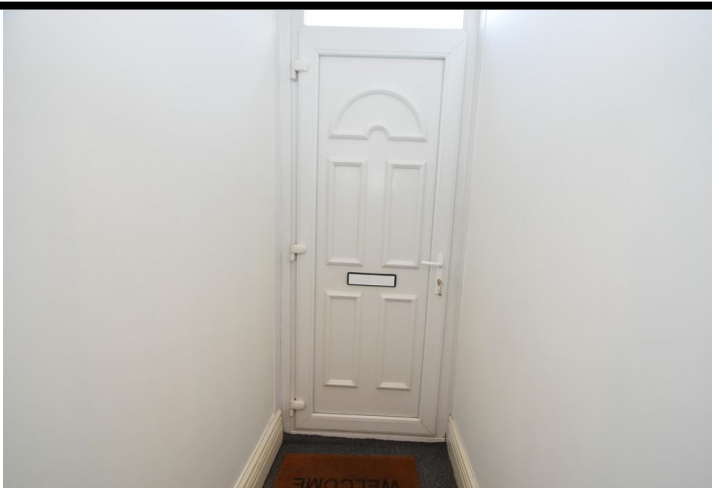


## Shafto Terrace | Shield Row | Stanley | DH9 0EP

This deceptively spacious three-bedroom terraced house is situated in the Shield Row area of Stanley and offers an excellent opportunity for first-time buyers or investors. The property features a welcoming lobby, hallway, lounge, kitchen/diner, rear lobby, and a bathroom on the ground floor. The first floor comprises a landing, three bedrooms (one with a large walk-in storage cupboard), a front garden, and a self-contained rear yard. Additional benefits include gas combi central heating, full uPVC double glazing, a freehold tenure, and a Council Tax band A. An Energy Performance Certificate (EPC) rating of D (56) is noted. Virtual tours are available on our website.

## Offers Over £80,000

- Deceptively spacious three-bedroom terraced house.
- Located in the Shield Row area of Stanley.
- Ideal for first-time buyers or investors.
- Ground floor includes a lobby, hallway, lounge, kitchen/diner, rear lobby, and bathroom.
- First floor features three bedrooms, and large walk-in storage cupboard.



## Property Description

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### ENTRANCE LOBBY

4' 9" x 3' 3" (1.45m x 1.00m) uPVC entrance door with matching double glazed window over. Door leads to the hallway.

### HALLWAY

Door to the lounge, archway leads to the kitchen/diner.

### LOUNGE

14' 11" x 11' 6" (4.55m x 3.51m) Feature fire surround with inset electric fire, large bay with uPVC double glazed windows, double radiator and moulded cornicing.

### KITCHEN/DINER

14' 9" x 14' 8" (4.50m x 4.48m) A generous room fitted with a range of wall and base units with contrasting laminate worktops and PVC splash-backs. Integrated electric oven/grill, four ring gas hob with stainless steel splash-back and extractor canopy over. Sink with mixer tap, plumbed for a washing machine and space for a tumble dryer, wall mounted gas combi central heating boiler, uPVC double glazed window, single radiator, coving, arch to the hallway, stairs to the first floor and a door leading to the rear lobby.

### REAR LOBBY

uPVC double glazed rear exit door and a door leading to the bathroom.

### BATHROOM

7' 8" x 7' 3" (2.35m x 2.21m) A white suite with PVC panelled walls and ceiling, panelled bath with electric shower over, WC, pedestal wash basin, double radiator and a uPVC double glazed window.

### FIRST FLOOR

#### LANDING

Doors lead off the landing to the three bedrooms.

#### BEDROOM 1 (TO THE FRONT)

11' 7" x 10' 7" (3.54m x 3.23m) uPVC double glazed window, double radiator, large walk-in storage cupboard with shelves and rails.



#### BEDROOM 2 (TO THE REAR)

8' 7" x 7' 10" (2.62m x 2.40m) uPVC double glazed window and a single radiator.

#### BEDROOM 3 (TO THE REAR)

11' 5" x 6' 11" (3.50m x 2.13m) uPVC double glazed window and a single radiator.

#### EXTERNAL

#### TO THE FRONT

Forecourt garden enclosed by wall and gate.

#### TO THE REAR

Self-contained yard.

#### PARKING

On-street parking to the rear.

#### HEATING

Gas fired central heating via combination boiler and radiators.

#### GLAZING

uPVC double glazing installed in 2017.

#### ENERGY EFFICIENCY

EPC rating D (56). 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 AVAILABLE

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, X 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

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County Durham

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	56 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

