



Engels Terrace | Stanley | Co. Durham | DH9 6QG

This extended two-bedroom end-terrace bungalow is offered for sale with no onward chain and presents an excellent opportunity for modernisation. Situated in a popular area of Stanley, the property boasts great potential. The accommodation comprises a fitted kitchen, a shower room with WC, an extended lounge/diner, and two spacious double bedrooms. Externally, there is a private yard, a side garden, and a rear patio garden, providing ample outdoor space. Additional features include uPVC double glazing throughout, gas central heating via a combi boiler, and a freehold tenure. The property falls within Council Tax band A, and the Energy Performance Certificate (EPC) rating is D (63).

£55,000

- Two-bedroom end-terrace bungalow with no onward chain.
- Excellent potential for modernisation.
- Located in a popular area of Stanley.
- Includes a fitted kitchen and a shower room with WC.
- Features an extended lounge/diner.



Property Description

KITCHEN

8' 9" x 11' 3" (2.69m x 3.45m) uPVC double glazed entrance door, fitted with a range of wall and base units with contrasting laminate worktops and tiled splash-backs. Space for a slot-in gas cooker, room for a tall fridge and freezer, inset sink with vegetable drainer and mixer tap, uPVC double glazed window, loft access hatch, tiled floor and doors leading to the shower/WC and to the lounge/diner.

SHOWER ROOM/WC

8' 9" x 4' 7" (2.69m x 1.42m) Double enclosure with thermostatic shower, tiled splash-backs and glazed sliding door. Pedestal wash basin, WC, wall mounted gas combi central heating boiler, towel radiator, tiled floor, ceiling mounted extractor fan and a frosted uPVC double glazed window.

LOUNGE/DINER

24' 2" x 13' 1" (7.38m x 4.00m) An extended room overlooking the rear patio garden. Feature dark wood fire surround with marble inlay and hearth, inset gas fire with remote control. uPVC double glazed French doors with matching side window, one single and one double radiator, hard-wired smoke alarm, telephone and TV points and doors leading to the bedrooms.

BEDROOM 1 (TO THE REAR)

10' 10" x 10' 11" (3.31m x 3.33m) uPVC double glazed window and a double radiator.

BEDROOM 2 (TO THE FRONT)

11' 10" x 7' 6" (3.61m x 2.31m) uPVC double glazed window and a double radiator.

EXTERNAL

TO THE FRONT

Self-contained yard, brick tool shed, gate leads to side garden and path to the front.

TO SIDE & REAR

Small side garden with mature hedge and fence, path to the front. To the front is a modest patio garden. Fence post denote the boundary with adjoining land which was sold off in 2015.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (63). 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.

SELECTIVE LICENCE

Please note that this property is not within a Local Authority Selective Licensing zone.

UTILITIES

The property is connected with a mains gas, water and electricity supply and is connected to the mains drainage.

VIEWING

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.

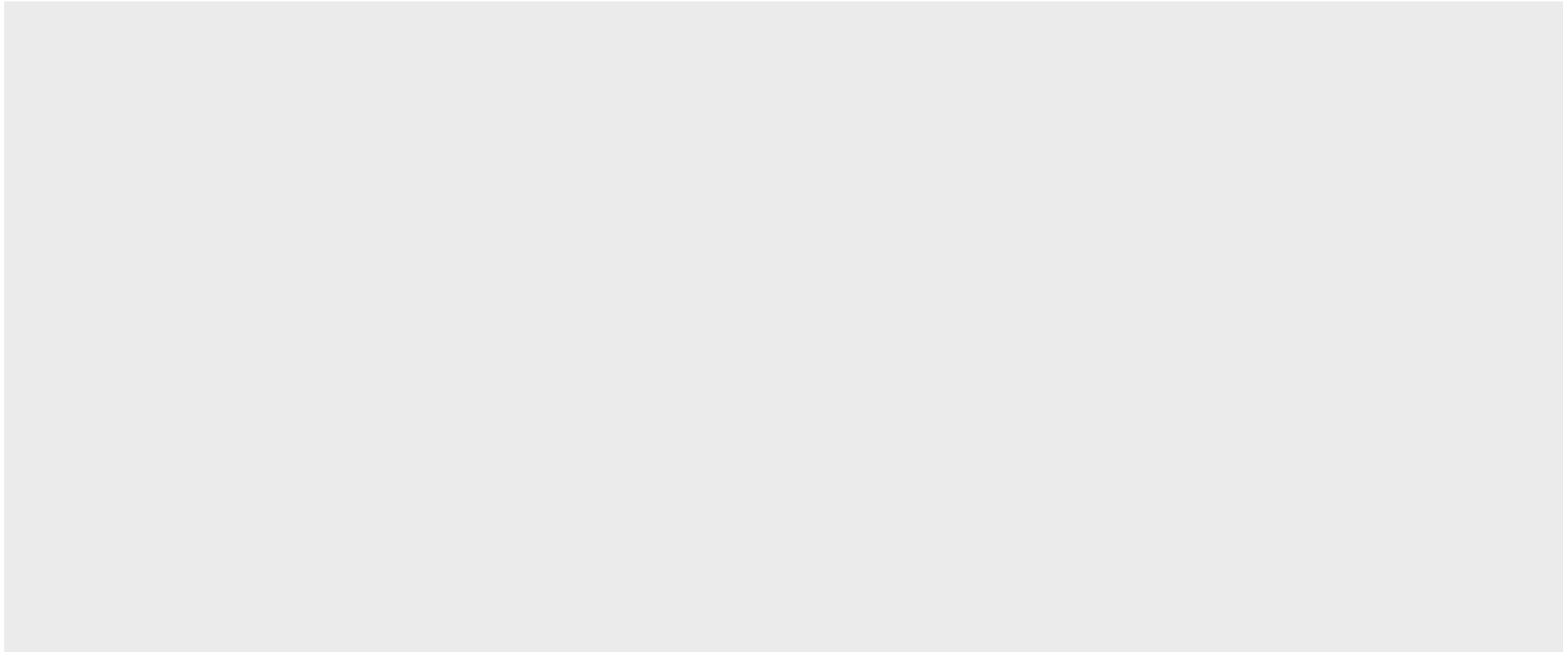
MORTGAGE ADVICE

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 (£1,621)

Viewing Arrangements

Strictly by appointment

Contact Details

Anthony House

Anthony Street

Stanley

County Durham

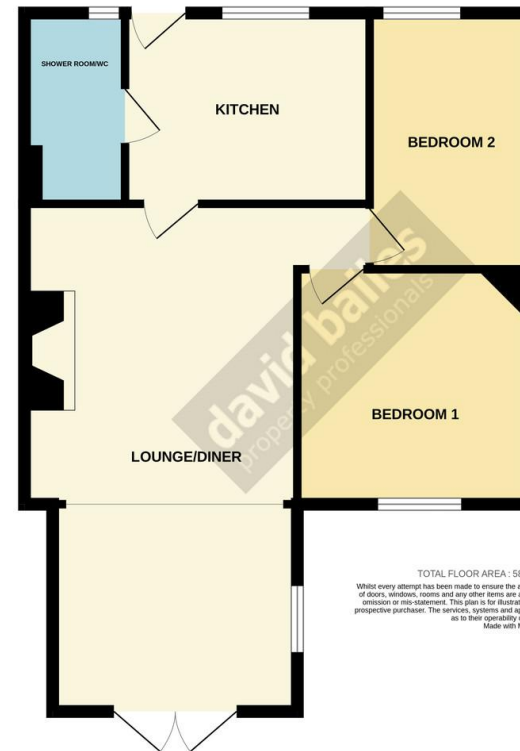
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GROUND FLOOR
58.3 sq.m. (627 sq.ft.) approx.



TOTAL FLOOR AREA : 58.3 sq.m. (627 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.
Made with Metropac C1025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 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



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