



## Wordsworth Gardens | Dipton | Stanley | DH9 9LQ

This is a well presented three bedroom end-terraced has an excellent layout for a family and comes with the benefit of low-maintenance gardens and is located within a cul-de-sac. Briefly comprising a hallway with storage cupboard, ground floor WC, lounge/diner, kitchen, rear lobby with storage cupboard and study. To the first floor there is a landing, three bedrooms, storage cupboards and a bathroom. Gas central heating and full uPVC double glazing, freehold, Council Tax band A, EPC rating E (45). Virtual tour available on our website.

£120,000

- Three-bedroom end-terraced, ideal for family living.
- Set within a quiet cul-de-sac.
- Benefits from low-maintenance outdoor spaces.
- Comprises a downstairs WC, lounge/diner, and kitchen.
- Features three bedrooms, several storage cupboards, and a family bathroom.



## Property Description

### ENTRANCE HALL

uPVC double glazed entrance door and matching windows. Laminate flooring, telephone point, under-stair storage cupboard, single radiator, coving, stairs to the first floor and doors to the WC, lounge/diner and kitchen.

### WASHROOM/WC

Low level WC, wash basin, fully tiled walls and floor, chrome towel radiator, uPVC double glazed window, PVC panelled ceiling with inset spot lights.

### LOUNGE/DINER

22' 3" x 10' 4" (6.80m x 3.17m) Feature modern electric fire and surround, laminate flooring, uPVC double glazed windows, single panelled radiators and coving.

### KITCHEN

9' 5" x 11' 0" (2.88m x 3.36m) A modern fitted kitchen with an attractive range of wall and base units with complimentary

laminate work surfaces and splash backs. Integrated fan assisted electric oven/grill with inset wipe clean halogen hob and stainless steel illuminated extractor unit over. Integrated fridge and freezer, base unit concealing a space for a washing machine and the gas central heating boiler. Inset stainless steel circular sink with drainer and mixer tap, tiled floor, single radiator, uPVC double glazed windows, coving and a door leading to rear lobby.

### REAR LOBBY

4' 4" x 7' 0" (1.33m x 2.14m) Large storage cupboard, tiled floor, uPVC double glazed rear exit door and window.

### STUDY

Laminate flooring, uPVC double glazed window and a telephone point.

### FIRST FLOOR

#### LANDING

Two built-in storage cupboards plus airing cupboard incorporating Elson hot water tank. Loft hatch, doors lead to the bedrooms and bathroom.

#### BEDROOM 1 (TO FRONT)

10' 4" x 10' 4" (3.16m x 3.17m) Built-in cupboard with hanging rail, uPVC double glazed window, single radiator and coving.

#### BEDROOM 2 (TO REAR)

9' 6" x 10' 4" (2.90m x 3.17m) Built-in storage cupboard with hanging rail, uPVC double glazed window, single radiator and coving.

#### BEDROOM 3 (TO REAR)

9' 7" x 7' 8" (2.94m x 2.36m) Single radiator, uPVC double glazed window and coving.

#### BATHROOM

6' 0" x 7' 10" (1.85m x 2.39m) A white suite featuring a panelled bath with electric shower over, folding glazed screen. Fully tiled walls and floor, pedestal wash basin, low level WC, chrome towel radiator, two uPVC double glazed windows.

#### EXTERNAL

##### TO FRONT

To the front - low maintenance gravelled garden enclosed by timber fence and gate.

##### TO REAR

Block paved patio self contained yard enclosed by fence and gate.

#### HEATING

Gas fired central heating via radiators.

#### GLAZING

Full uPVC double glazing.

#### ENERGY EFFICIENCY

EPC rating E (45). 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

Average download speed of the fastest package currently available at this postcode is classed as Ultra-fast 10,000 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.

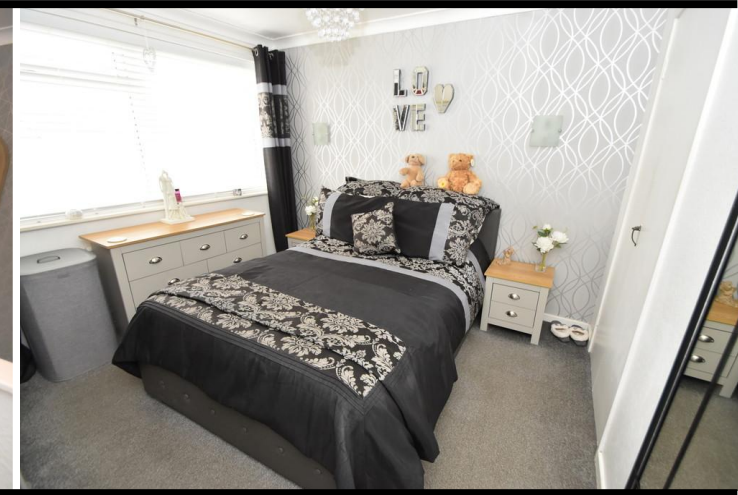
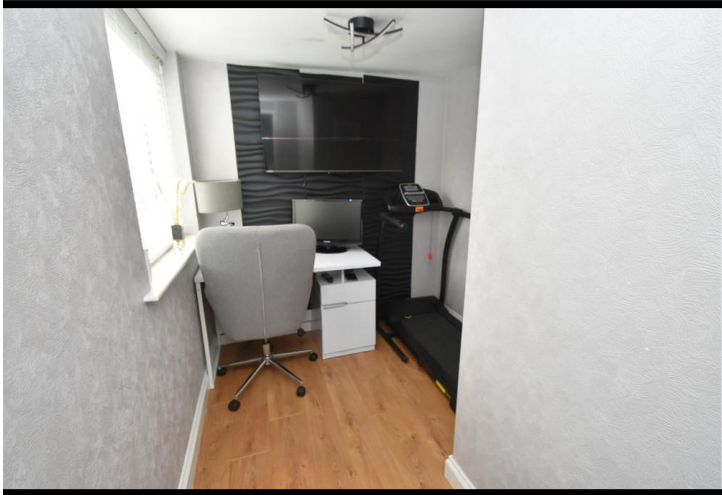
#### MOBILE PHONE COVERAGE

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

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GROUND FLOOR  
APPROX. FLOOR  
AREA 579 SQ.FT.  
(53.8 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 477 SQ.FT.  
(44.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1056 SQ.FT. (98.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	45 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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