



## Forres Court | East Stanley | Co. Durham | DH9 6UZ

Located on the fringe of a popular estate overlooking a green and countryside beyond is this lovely two bedroom mid-link which has the benefit of a freehold tenure and a separate garage. The accommodation comprises a porch, lounge/diner, kitchen, first floor landing, two double bedrooms and a bathroom. Garden and yard, gas combi central heating, uPVC double glazing, Council Tax band A, EPC rating C (70). Virtual tour available on our website.

- Situated on the fringe of a popular estate with views over a green and open countryside.
- Attractive two-bedroom mid-link property with freehold tenure.
- Includes a separate garage providing additional parking or storage.
- Entrance porch leading into a spacious lounge/diner.
- Well-appointed kitchen with access to the rear.

Offers Over £95,000



## Property Description

### PORCH

5' 3" x 4' 3" (1.61m x 1.32m) uPVC double glazed entrance door with matching side window, cupboard houses the utility meters, laminate flooring and a door to the lounge/diner.

### LOUNGE/DINER

19' 9" x 11' 8" (6.03m x 3.56m) A spacious room which has a large uPVC double glazed window overlooking the countryside, laminate flooring, stairs to the first floor with storage space beneath, room for a dining table, Virgin media capability, TV aerial leads, telephone point and two double radiators. Door leads to the kitchen.

### KITCHEN

7' 8" x 11' 6" (2.34m x 3.52m) Fitted with a range of wall and base units with contrasting laminate worktops and tiled splash-backs. Slot-in gas cooker, sink with mixer tap, concealed gas combi central heating boiler, plumbed for a washing machine and space for a tall fridge/freezer and additional appliance.

Laminate flooring, uPVC double glazed window, matching rear exit door and a tall column radiator.

### FIRST FLOOR

#### LANDING

7' 8" x 5' 6" (2.36m x 1.68m) Loft access hatch, doors lead to the bedrooms and bathroom.

#### BEDROOM 1 (TO THE FRONT)

9' 1" x 10' 0" (2.78m x 3.05m) uPVC double glazed window with panoramic views over the countryside, single radiator and a ceiling light/fan.

#### BEDROOM 2 (TO THE REAR)

10' 1" x 11' 7" (maximum) (3.09m x 3.55m) Laminate flooring, over-stair storage cupboard, uPVC double glazed window and a single radiator.

### BATHROOM

7' 8" x 5' 6" (2.36m x 1.68m) Panelled bath with glazed screens and a thermostatic shower over. Wash basin with base storage, WC, fully tiled walls and floor, chrome towel radiator and a ceiling extractor fan.

### EXTERNAL

#### TO THE FRONT

A low-maintenance gravelled garden enclosed by timber fence overlooking a green and fields beyond.

#### TO THE REAR

A self-contained block-paved yard with cold water supply tap, enclosed by timber fence and gate.

### GARAGE & PARKING

There is a detached single garage within a nearby block with up and over door. Additional public parking bays are available immediately outside the house and also within the cul-de-sac.

## HEATING

Gas fired central heating via combination boiler and radiators.

## GLAZING

uPVC double glazing installed.

## ENERGY EFFICIENCY

EPC rating C (70). 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.

## UTILITIES

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

## BROADBAND SPEEDS

According to Ofcom, broadband (estimated speeds) are as follows...

Standard	9 mbps
Superfast	61 mbps
Ultrafast	1000 mbps

## MOBILE PHONE COVERAGE

Provider	Voice	Data
EE	Likely	Likely
Three	Likely	Likely
O2	Likely	Likely
Vodafone	Likely	Likely

## SATELLITE & CABLE TV AVAILABILITY

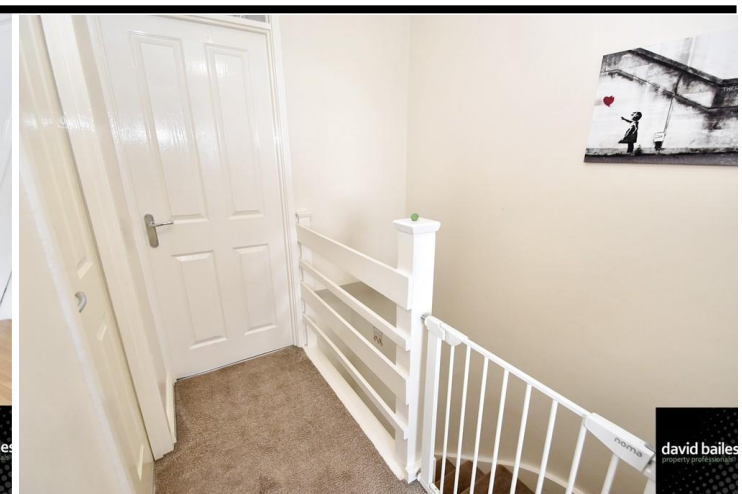
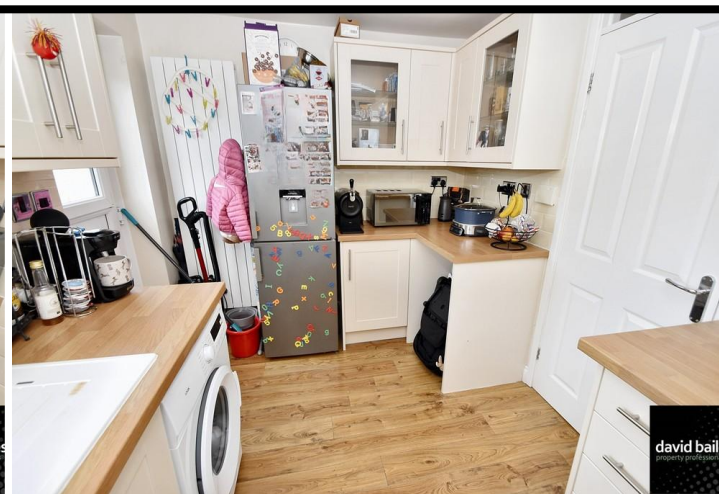
BT, Sky & Virgin are available in this area.

## 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. There is also a 360 tour on our website.

## 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

Anthony Street

Stanley

County Durham

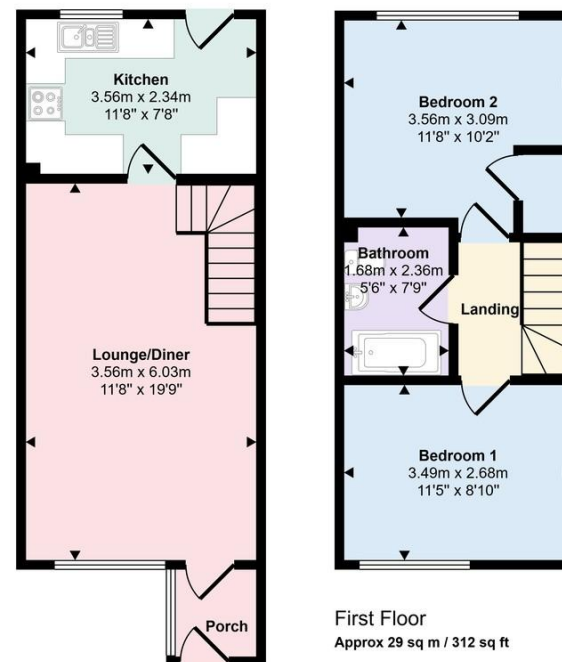
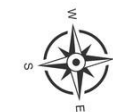
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Approx Gross Internal Area  
60 sq m / 649 sq ft



Ground Floor  
Approx 31 sq m / 337 sq ft

First Floor  
Approx 29 sq m / 312 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	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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