

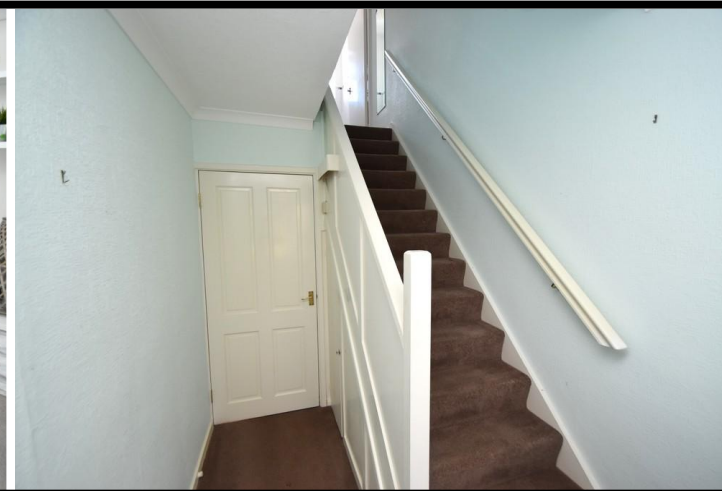


## Whinside | Stanley | Co. Durham | DH9 8AU

This is a well-presented three-bedroom semi-detached house, available with no upper chain and benefiting from solar panels, making this an energy-efficient home. Located in a popular estate close to local schools, the accommodation comprises a hallway, kitchen, lounge with an opening to the dining room, first-floor landing, three bedrooms (all with fitted storage), a shower room, and a separate WC. There are gardens to the front and rear, plus a brick storage shed. The property features gas combi central heating, uPVC double glazing, solar panels, and is freehold. It falls under Council Tax band A and has an EPC rating of B (81). A virtual tour is available.

**£85,000**

- Well-presented 3 bedroom semi-detached house
- Available with no upper chain.
- Equipped with energy-efficient solar panels.
- Located in a popular estate near local schools.
- Three bedrooms, each with fitted storage.



## Property Description

### HALLWAY

12' 1" x 6' 1" (3.70m x 1.87m) uPVC double glazed entrance door with matching side window, telephone point, double radiator, stairs to the first floor with storage cupboard beneath, coving and a door leading to the kitchen.

### KITCHEN

10' 8" x 7' 5" (3.27m x 2.27m) 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 concealed extractor fan over. Stainless steel sink, lumbered for a washing machine, integrated under counter fridge, freezer and dishwasher, uPVC double glazed rear exit door, matching side window and a doorway leading to the dining room.

### DINING ROOM

10' 0" x 11' 3" (3.05m x 3.43m) uPVC double glazed window, double radiator, shelving to the alcoves, coving and a large opening to the lounge.

### LOUNGE

12' 10" x 12' 6" (3.92m x 3.83m) Feature fire surround with electric fire on a stone hearth. uPVC double glazed window, TV aerial cable, double radiator and coving.

### FIRST FLOOR

#### LANDING

Loft access hatch and doors leading to the bedrooms, shower room and WC.

#### BEDROOM 1 (TO THE FRONT)

12' 10" x 10' 7" (3.92m x 3.25m) Built-in storage cupboard with shelving, uPVC double glazed window, single radiator, TV aerial cable, telephone point and coving.

#### BEDROOM 2 (TO THE REAR)

10' 2" x 10' 7" (3.10m x 3.25m) Built-in storage cupboard with shelving, additional fitted wardrobe housing the gas combi central heating boiler with sliding doors, uPVC double glazed window, single radiator and coving.

#### BEDROOM 3 (TO THE FRONT)

9' 7" x 8' 2" (2.93m x 2.50m) Built-in storage cupboard with shelving, uPVC double glazed window, single radiator and coving.

#### SHOWER ROOM

5' 5" x 5' 1" (1.67m x 1.56m) A walk-in shower tray with glazed screen and thermostatic bar shower, PVC panelled splash-backs, tiled walls, pedestal wash basin, uPVC double glazed window and a single radiator.

#### WC

5' 5" x 2' 8" (1.67m x 0.82m) WC, part tiled walls and a uPVC double glazed window.

## EXTERNAL

### TO THE FRONT

Lawn garden enclosed by timber fence and gate.

### TO THE REAR

Self-contained garden with lawn, cold water supply tap and brick tool sheds.

## HEATING

Gas fired central heating via combination boiler and radiators.

## GLAZING

uPVC double glazing installed.

## ENERGY EFFICIENCY

EPC rating B (81). Please speak to a member of staff for a copy of the full Energy Performance Certificate. The house is fitted with photo voltaic solar panels fitted to the rear of the property. The panels were fitted on a 25 year lease basis.

There are no costs to the owners of the property and they enjoy reduced electricity bills. Please contact the office for further information. We understand that once the 25 year lease ends then the ownership of the panels will transfer to whoever owns the property at that time. We recommend that you seek clarity of the full terms and conditions of the contract with your solicitor.

## 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.

## 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.



## 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)

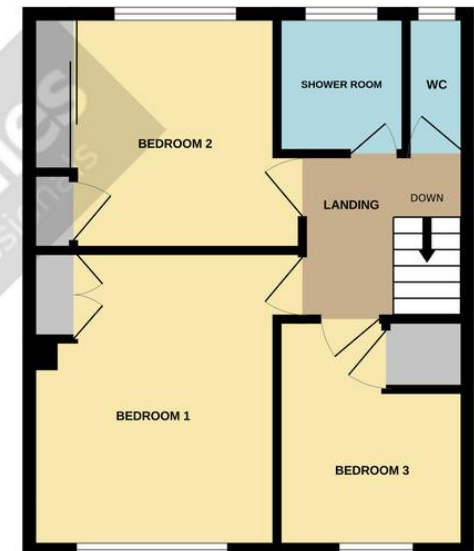
[info@davidbailes.co.uk](mailto:info@davidbailes.co.uk)

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GROUND FLOOR  
38.9 sq.m. (418 sq.ft.) approx.



1ST FLOOR  
40.2 sq.m. (433 sq.ft.) approx.



TOTAL FLOOR AREA : 79.1 sq.m. (851 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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| Energy Efficiency Rating                           |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92-100) <b>A</b>                                  |                            |           |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   |                            |           |
| (55-68) <b>D</b>                                   |                            |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
|  | 81                         | 85        |
| <b>England, Scotland &amp; Wales</b>               | EU Directive<br>2002/91/EC |           |

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

