

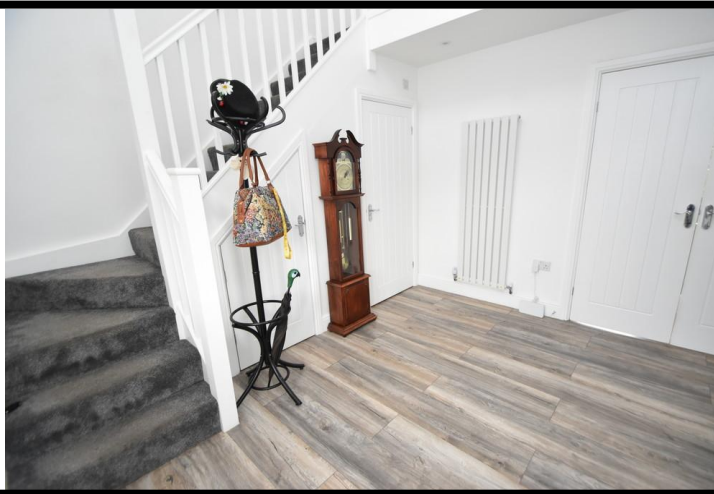


Rear Of Providence Terrace | Annfield Plain | Stanley | DH9 8BZ

This bespoke three bedroom detached family home offers the internal space that is rarely seen on a modern estate home. The generous accommodation is tastefully finished and immaculately presented ready for a new owner. Briefly comprising a large entrance hallway with storage cupboards, WC, sitting room, large lounge/breakfasting kitchen, first floor landing, three bedrooms (master with en-suite) and a family bathroom. Attached single garage, driveways providing parking for three vehicles. Rear garden extends to the side. Gas combi central heating, uPVC double glazing, EPC rating B (85), Council Tax band D, freehold. Virtual tour available.

Offers In Region Of £230,000

- Fabulous bespoke detached modern home
- 3 bedrooms (master with en-suite)
- Garage and generous off-street parking
- Rear garden extending to one side
- Sitting room plus lounge/breakfasting kitchen



Property Description

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ENTRANCE HALLWAY

11' 5" x 11' 4" (3.50m x 3.46m) Composite double glazed entrance door with uPVC double glazed side window. Double height entrance hallway with vaulted ceiling, two storage cupboards, stairs to the first floor, laminate flooring, tall column radiator, LED spotlights, hard-wired smoke alarm, telephone point and doors leading to the sitting room, WC and to the

lounge/dining room/breakfasting kitchen.

WC

WC, wash basin with base storage, laminate flooring, LED spotlight and a ceiling mounted extractor fan.

SITTING ROOM (TO THE FRONT)

11' 5" x 18' 1" (3.50m x 5.53m) Laminate flooring, uPVC double glazed windows, two double radiators, inset LED spotlights and a TV aerial point.

LOUNGE/DINING ROOM/BREAKFASTING KITCHEN

11' 5" x 32' 5" (3.50m x 9.90m) Overlooking the rear garden and spanning the full width of the property the room is separated into a lounge or dining area and the kitchen area with laminate flooring throughout. uPVC double glazed windows, side door and matching French doors open to the garden. TV aerial point, two tall column radiators plus two standard double radiators. The kitchen is fitted with an attractive range of Shaker style wall and base units finished in

light grey with concealed surface lighting onto laminate worktops which extends to form a breakfast bar. Integrated fan assisted double oven, halogen hob (with concealed gas point) with extractor canopy over. Space to house an American style fridge/freezer with water-feed. Integrated dishwasher and washing machine, stainless steel sink with mixer tap and inset LED lighting.

FIRST FLOOR

LANDING

Balcony landing overlooking the entrance hall with vaulted ceiling and a uPVC double glazed window. Inset LED lighting, hard-wired smoke alarm and doors leading to the bedrooms and bathroom.

BEDROOM 2 (TO THE REAR)

10' 10" x 11' 8" (3.31m x 3.57m) uPVC double glazed dormer window, double radiator, TV aerial point and LED spotlights.

BEDROOM 3 (TO THE FRONT)

8' 11" x 11' 9" (2.72m x 3.60m) uPVC double glazed domer window, double radiator, TV aerial point and LED spotlights.

BATHROOM

10' 10" x 7' 6" (3.31m x 2.30m) A white suite featuring panelled bath with thermostatic shower over, glazed screen and PVC panelled splash-backs. Pedestal wash basin, WC, double radiator, vinyl floor tiles, uPVC double glazed domer window, LED spotlights and ceiling extractor fan.

MASTER BEDROOM (TO THE FRONT)

15' 4" x 9' 8" (4.68m x 2.95m) Large walk-in storage cupboard, uPVC double glazed window, TV aerial point, double radiator, LED spotlights and a door leading to the en-suite.

EN-SUITE

7' 11" x 7' 5" (2.43m x 2.28m) A white suite featuring a thermostatic shower cubicle, WC, wash basin with base storage, PVC panelled splash-backs, vinyl floor tiles, uPVC

double glazed domer window, double radiator LED lights and an extractor fan.

EXTERNAL

TO THE FRONT

Block paved driveways to both sides providing off-street parking. Lawn and fence. Side gate leading to the rear.

TO THE REAR & SIDE

Enclosed garden extending to one side with lawn and mature bedding plants. Cold water supply tap.

GARAGE & PARKING

Parking for several vehicles plus an attached single garage with roller door, power pints and lighting.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

SECURITY

Infra red alarm installed.

ENERGY EFFICIENCY

EPC rating B (85). 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 D, which is currently £2,431





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 AVAILABLE

Average download speed of the fastest package currently available in the area is Ultra-fast 10,000Mb. Suitable for web & social, flawless video calls, 4K streaming and online gaming. We would recommend contacting a supplier to get the most accurate and up to date data.

MOBILE PHONE COVERAGE

According to OFCOM the following providers are available; EE, Three, O2 and Vodafone. Others may also be available. Check with your provider for confirmation.

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

D

Viewing Arrangements

Strictly by appointment

Contact Details

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GROUND FLOOR
86.0 sq.m. (926 sq.ft.) approx.



1ST FLOOR
69.3 sq.m. (746 sq.ft.) approx.



TOTAL FLOOR AREA : 155.3 sq.m. (1671 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	91 B
69-80	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

