



## Stanleyburn View | New Kyo | Stanley | DH9 7GB

A three bedroom semi-detached house which is available with no upper chain. The accommodation comprises of a hallway, WC, kitchen and lounge/diner. To the first floor there is a landing, three bedrooms and a bathroom. Lawn garden to the rear and driveway providing off-street parking. Gas combi central heating, uPVC double glazing, Council Tax band B, freehold tenure, EPC rating C (74). Virtual tours available.

**£75,000**

- Semi-detached house
- 3 bedrooms
- Garden
- Off-Street parking
- No upper chain



## Property Description

### HALLWAY

5' 8" x 15' 10" (1.75m x 4.83m) Entrance door, stairs to the first floor, single radiator, hard-wired smoke alarm and doors leading to the lounge/diner, WC and kitchen.

### KITCHEN

7' 6" x 9' 10" (2.30m x 3.00m) Fitted with a range of wall and base units with contrasting laminate worktops and tiled splash-backs. Integrated fan assisted electric oven/grill, four ring gas hob with concealed extractor fan over, stainless steel sink, plumbed for a washing machine, wall mounted gas combi central heating boiler, uPVC double glazed window, tiled floor and a single radiator.

### WC

2' 7" x 4' 9" (0.80m x 1.47m) WC, wash basin with tiled splash-back, uPVC double glazed frosted window, single radiator and a tiled floor.

### LOUNGE/DINER

13' 6" x 15' 5" (4.13m x 4.71m) uPVC double glazed patio doors opening to the rear garden, matching window, wall mounted gas fire, once single and one double radiator, telephone point, TV cables and coving.

### FIRST FLOOR

#### LANDING

5' 9" x 8' 9" (1.77m x 2.68m) uPVC double glazed window, storage cupboard, loft access hatch, hard-wired smoke alarm and doors leading to the bedrooms and bathroom.

#### BEDROOM 1 (DUAL ASPECT)

13' 6" x 9' 0" (4.13m x 2.76m) uPVC double glazed windows and a single radiator.

#### BEDROOM 2 (TO THE REAR)

9' 8" (minimum) x 10' 8" (2.97m x 3.26m) uPVC double glazed window and a single radiator.

#### BEDROOM 3 (TO THE FRONT)

6' 11" x 7' 3" (2.11m x 2.22m) uPVC double glazed window and a single radiator.

### BATHROOM

7' 6" x 5' 4" (2.30m x 1.64m) A white suite featuring a panelled bath with electric shower over, tiled splash-backs, curtain and rail, pedestal wash basin, WC, uPVC double glazed frosted window, double radiator and an extractor fan.

### EXTERNAL

Self-contained South facing lawn garden and patio to the rear enclosed by timber fence.

### PARKING

Driveway providing off-street parking to the rear.



#### HEATING

Gas fired central heating via combination boiler and radiators.

#### GLAZING

uPVC double glazing installed.

#### ENERGY EFFICIENCY

EPC rating C (74). 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 B.

#### MINING

The property is located within a former mining area.

#### BROADBAND SPEEDS

According to Ofcom average download speed of the fastest package currently available at this postcode is Ultrafast 10,000 Mbs. 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

EE (Excellent), Vodafone (Excellent), Three (Excellent), O2 (Excellent)

#### UTILITIES

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

#### 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.

#### 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. Please note our client has instructed us that the property is to remain on the market until exchange of contracts and may be subject to specific timescales to reach exchange of contract.

#### 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

B

## Viewing Arrangements

Strictly by appointment

## Contact Details

Anthony House

Anthony Street

Stanley

County Durham

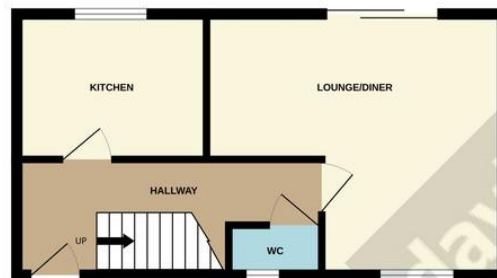
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01207231111

GROUND FLOOR  
31.7 sq.m. (342 sq.ft.) approx.



1ST FLOOR  
31.7 sq.m. (341 sq.ft.) approx.



TOTAL FLOOR AREA : 63.4 sq.m. (683 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		87 B
69-80	C	74 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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