



Sylvia Terrace | Shield Row | Stanley | DH9 0EG

Refurbished to a high standard this two bedroom terraced house should be of interest to first time buyers. Upgrades include brand new kitchen and bathroom, fully decorated and new floor coverings and is available with no upper chain. The accommodation briefly comprises an entrance porch, spacious lounge, large opening to dining room, cloakroom/WC and a kitchen with integrated appliances. To the first floor there are two double bedrooms and the bathroom/WC. Self-contained yard, gas combi central heating, full uPVC double glazing, freehold, Council Tax band A, EPC rating E (47). Virtual tour available.

£89,950

- Mid terraced house
- 2 bedrooms
- Refurbished to a high standard
- New kitchen with integrated appliances
- New bathroom and cloakroom



Property Description

PORCH

2' 9" x 3' 11" (0.84m x 1.21m) uPVC double glazed entrance door with matching windows, door leads to the lounge.

LOUNGE

17' 8" x 11' 7" (5.40m x 3.55m) With dual aspect, two uPVC double glazed windows, double radiator, stairs to the first floor with storage cupboard beneath. Telephone point, larch opening to the dining room and doors leading to the cloakroom/WC and kitchen.

DINING ROOM

11' 1" x 11' 1" (3.40m x 3.38m) uPVC double glazed window, double radiator and a TV aerial cable.

CLOAKROOM/WC

5' 11" x 5' 2" (1.81m x 1.60m) Fully tiled walls and floor, WC, wash basin with base storage, fully tiled walls and floor, anthracite towel radiator and a uPVC double glazed frosted

window.

KITCHEN

10' 0" x 6' 8" (3.07m x 2.04m) A newly installed kitchen finished in high gloss grey with a range of wall and base units with contrasting laminate worktops and tiled splash-backs and matching upturns. Integrated fan assisted electric oven/grill, halogen hob with extractor canopy over. Integrated fridge and freezer, plumbed for a washing machine stainless steel sink with mixer tap, column radiator, tiled floor, uPVC double glazed window and matching side exit door to the yard. Inset LED spotlights.

FIRST FLOOR

LANDING

uPVC double glazed window, single radiator, loft access hatch and doors leading to the bedrooms and bathroom.

BEDROOM 1 (TO THE FRONT)

11' 4" x 11' 5" (3.46m x 3.50m) uPVC double glazed window and a double radiator.

BEDROOM 2 (TO THE FRONT)

11' 4" x 11' 3" (3.46m x 3.44m) Built-in cupboard with shelves, uPVC double glazed window and a double radiator.

BATHROOM

6' 3" x 10' 0" (maximum) (1.93m x 3.06m) A newly installed white suite featuring a panelled bath with thermostatic shower over, glazed screen and tiled splash-backs. Sink with base storage, WC, tiled floor, chrome towel radiator, uPVC double glazed window and LED spotlights.

EXTERNAL

TO THE FRONT

Small forecourt garden enclosed by brick wall.

TO THE REAR

Self-contained yard.

HEATING

Newly installed gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating E (47). Please speak to a member of staff for a copy of the full Energy Performance Certificate. Please note that this EPC was produced prior to the installation of the gas combi central heating boiler.

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.

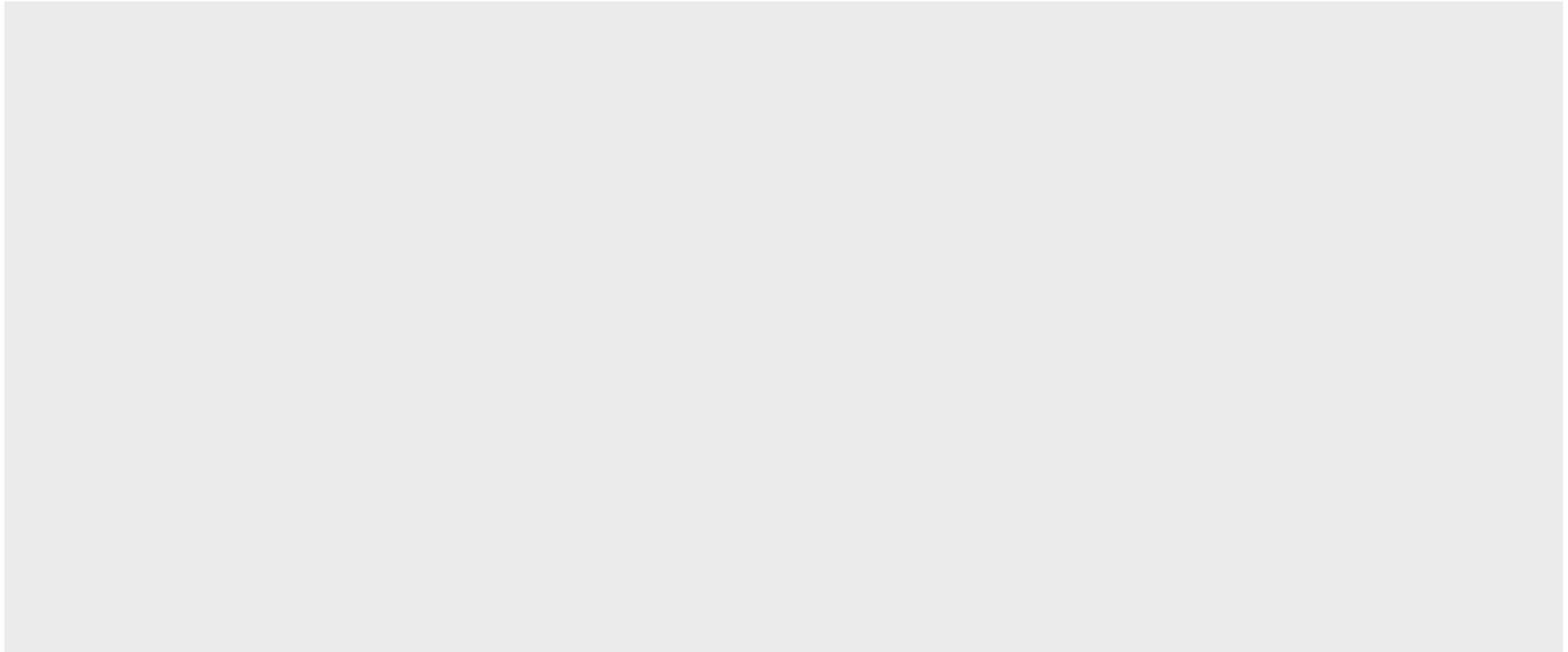
MORTGAGE ADVICE

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

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GROUND FLOOR
43.2 sq.m. (465 sq.ft.) approx.



1ST FLOOR
36.3 sq.m. (391 sq.ft.) approx.



TOTAL FLOOR AREA : 79.5 sq.m. (856 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)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 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



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