



Marx Crescent | Stanley | Co. Durham | DH9 6JZ

This two-bedroom, end-terraced bungalow is offered to the market with no onward chain. Boasting two reception rooms, it offers the versatility to convert into a three-bedroom home if desired. While the property needs some modernisation, it enjoys a charming location with views overlooking a green space. The interior includes an entrance lobby, hallway, a lounge, separate dining room, a kitchen, two bedrooms, and a bathroom. Outside, there's a patio garden to the front and a practical yard at the rear. Benefits include gas central heating, Council Tax band of A, freehold tenure and an EPC rating of D (61). A virtual tour is readily available for your convenience.

£65,000

- Two-bedroom, end-terraced bungalow
- Offered with no onward chain for immediate availability
- Possibility to convert into a three-bedroom home
- Requires some modernisation, offering a chance to add personal touches
- Situated in a charming location with views of a green area



Property Description

LOBBY

3' 6" x 3' 2" (1.09m x 0.98m) uPVC double glazed entrance door, door leads to the hallway.

HALLWAY

Storage cupboard housing a gas combi central heating boiler, loft access hatch, single radiator and doors leading to the bedrooms, bathroom, lounge and dining room.

LOUNGE

10' 11" x 12' 5" (maximum) (3.35m x 3.81m) Feature brick fire surround extending into the alcoves, marble hearth and mantle, inset living flame gas fire. uPVC double glazed window, wall lights and a double radiator. With the additional separate dining room the lounge could easily be utilised as a third bedroom.

DINING ROOM

13' 8" x 12' 5" (4.18m x 3.81m) Gas fire on a marble hearth, uPVC double glazed window, double radiator and a door leading to the kitchen.

KITCHEN

12' 2" x 6' 0" (3.71m x 1.83m) Fitted with a range of wall and base units with laminate worktops and tiled splash-backs. Slot-in gas cooker with concealed extractor fan over, stainless steel sink with mixer tap, plumbed for a washing machine space for a tall fridge/freezer, single radiator, uPVC double glazed windows and matching rear exit door.

BEDROOM 1 (TO THE FRONT)

10' 11" x 10' 4" (3.34m x 3.17m) uPVC double glazed window, built-in storage cupboard and a double radiator.

BEDROOM 2 (TO THE REAR)

11' 4" x 7' 5" (3.46m x 2.28m) uPVC double glazed window, built-in storage cupboard and a double radiator.

BATHROOM

8' 2" x 6' 1" (2.50m x 1.86m) Panelled bath with electric shower over, curtain and rail. Fully tiled walls, pedestal wash basin, WC, uPVC double glazed window and a double radiator.

EXTERNAL

TO THE FRONT

Paved patio enclosed by timber fence overlooking a green area.

TO THE REAR

Self-contained yard, timber shed.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (61). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

COUNCIL TAX

The property is in Council Tax band A.

TENURE

We understand that the property is freehold. We would recommend that any purchaser has this confirmed by their legal advisor.

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

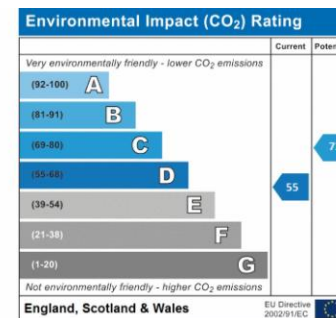
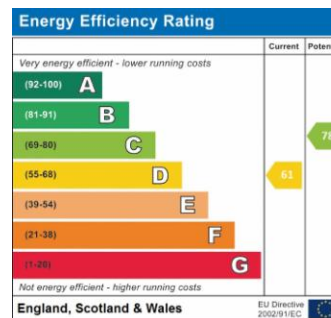
DH9 8AF

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GROUND FLOOR
65.1 sq.m. (700 sq.ft.) approx.



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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