

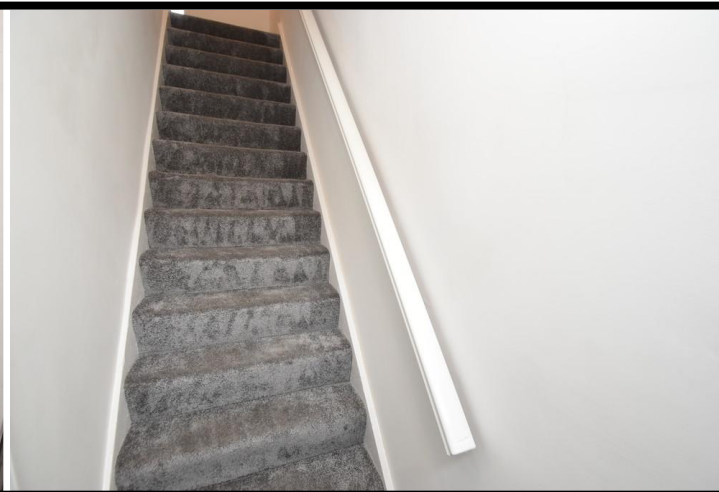


## Edward Terrace | New Kyo | Stanley | DH9 7JW

A two bedroom mid terraced, stone built house offering a lovely cosy home available with no upper chain. Warmed by gas combi central heating and full uPVC double glazing. The accommodation comprises a entrance lobby, lounge, modern fitted kitchen/diner, to the first floor are two bedrooms and the bathroom. Enclosed yard to the rear. EPC rating E, freehold, Council Tax band A. 360 degree tour and walk-through video available on our website.

**£75,000**

- 2 Bedroom Mid Terrace
- Lovely Cosy Home
- Modern Kitchen/Diner
- Lounge With Fireplace
- Gas combi central heating



## Property Description

### LOBBY

uPVC entrance door to lobby with matching window above. Stairs to the first floor and a door to the lounge.

### LOUNGE

14' 2" x 16' 2" (maximum) (4.33m x 4.94m) Feature fire surround with marble inlay and hearth, electric fire, uPVC double glazed window, telephone points, central heating double radiator and a door to the lounge.

### KITCHEN/DINER

8' 1" x 16' 2" (2.48m x 4.94m) A modern fitted kitchen finished with high gloss grey wall and base units, contrasting laminate worktops and tiled splash-backs. Integrated electric oven/grill, electric hob with illuminated extractor canopy over. Stainless steel single drainer sink with mixer tap and additional pull out tap and plumbed for a washing machine. uPVC double glazed window, central heating double radiator, space for a breakfast table, telephone point, hard-wired smoke alarm and a uPVC

rear exit door.

### FIRST FLOOR

#### LANDING

Loft hatch, hard-wired smoke alarm and doors leading to the bedrooms and bathroom.

#### BEDROOM 1 (TO THE FRONT)

12' 0" x 13' 2" (maximum) (3.68m x 4.03m) Storage cupboard to alcove housing the gas combi central heating boiler and shelving. uPVC double glazed window and a central heating double radiator.

#### BEDROOM 2 (TO THE REAR)

10' 6" x 10' 5" (3.22m x 3.19m) uPVC double glazed window and a central heating double radiator.

### BATHROOM

7' 2" x 5' 8" (2.20m x 1.74m) Panelled bath with tiled splash-backs, glazed screen, WC, wash basin with base storage, chrome towel rail and a uPVC double glazed window.

### EXTERNAL

To the rear a self-contained yard.

### GLAZING

Full uPVC double glazing installed.

### HEATING

Gas fired central heating via combination boiler and radiators.

### ENERGY EFFICIENCY

EPC rating E (51). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

#### PARKING

On-street parking to the front and rear.

#### ENERGY EFFICIENCY

EPC rating E. 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 A.

#### MINING

The property is located within a former mining area.

#### BROADBAND SPEEDS AVAILABLE

According to Ofcom average download speed of the fastest

package currently available at this postcode is Ultrafast 10,000 Mbps. 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).

#### 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

A

## Viewing Arrangements

Strictly by appointment

## Contact Details

Anthony House

Anthony Street

Stanley

County Durham

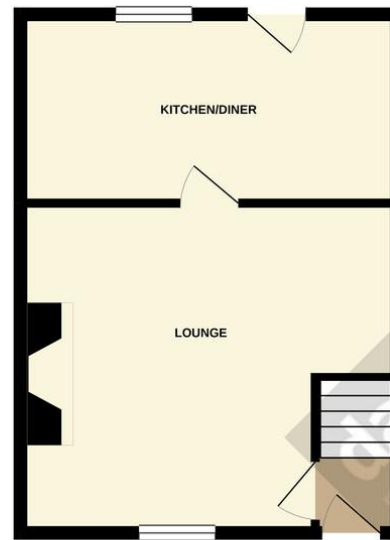
DH9 8AF

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01207231111

GROUND FLOOR  
32.5 sq.m. (350 sq.ft.) approx.

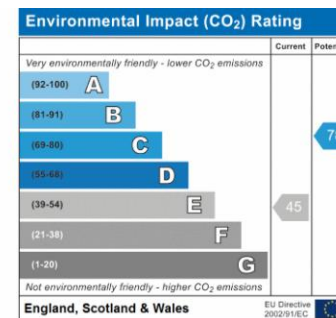
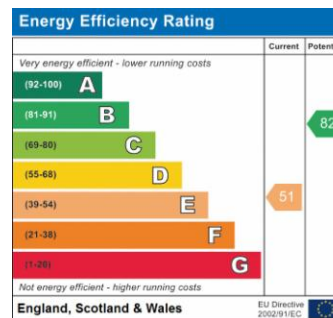


1ST FLOOR  
32.9 sq.m. (354 sq.ft.) approx.



TOTAL FLOOR AREA : 65.4 sq.m. (704 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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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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