



Ambrose Court | Greencroft | Stanley | DH9 8GA

This highly impressive detached property is being offered for sale with the benefit of no onward chain. The accommodation includes an entrance lobby, a spacious lounge, a dining room, a breakfast kitchen, a rear hallway, a utility room, and a ground floor cloakroom. Additionally, there is an integral garage. On the first floor, there are five separate bedrooms, with both an en-suite to the principle bedroom and also a study/dressing room, family bathroom. Additional advantages of this property include a large driveway offering ample off-road parking, gas central heating, and gardens to both the front and rear. The property holds an EPC rating of C (74) and is in Council Tax band E. It is a freehold property, and a virtual tour is available.

£330,000

- Detached family home
- 5 bedrooms (master with en-suite and dressing room)
- Gardens to front and rear
- Parking and large driveway
- Lounge, dining room and breakfast kitchen



Property Description

ENTRANCE LOBBY

3' 7" x 5' 5" (1.11m x 1.66m) uPVC double glazed entrance door with matching side windows, single radiator and opening to the lounge.

LOUNGE

25' 10" x 15' 2" (maximum) (7.88m x 4.63m) A spacious dial aspect room with feature fire surround with inset electric fire, uPVC double glazed windows and matching French doors opening to the rear garden. Stairs to the first floor with storage cupboard beneath, two single radiators and doors leading to the dining room and breakfast kitchen.

DINING ROOM

13' 4" x 11' 8" (4.07m x 3.56m) Laminate flooring, uPVC double glazed windows, single radiator and a door leading to the breakfast kitchen.

BREAKFAST KITCHEN

11' 10" x 14' 10" (3.63m x 4.54m) Fitted with a generous range of wall and base units with contrasting laminate worktops and tiled splash-backs. Slot-in cooking range with extractor canopy over, plumbed for a dishwasher, sink with mixer tap, space for a fridge/freezer, tiled floor, inset spotlights, uPVC double glazed windows, single radiator and doors leading to the lounge and rear hallway.

REAR HALLWAY

2' 11" x 9' 6" (0.91m x 2.90m) Tiled floor, single radiator, doors lead to the garage, utility room and cloakroom/WC plus a uPVC double glazed side exit door.

UTILITY ROOM

5' 2" x 5' 9" (1.58m x 1.77m) Laminate worktop, plumbed for a washing machine, space for a tumble dryer, tiled splash-back, wall mounted gas combi central heating boiler, tiled floor, uPVC double glazed window and a single radiator.

CLOAKROOM/WC

5' 2" x 3' 4" (1.58m x 1.02m) WC, wash basin with tiled splash-back, tiled floor, single radiator, extractor fan and a uPVC double glazed window.

INTEGRAL GARAGE

16' 4" x 9' 0" (5.00m x 2.75m) Up and over door, power points, lighting and a rear door to hallway.

FIRST FLOOR

LANDING

Single radiator, loft access hatch and doors leading to the bedrooms and bathroom.

MASTER BEDROOM (TO THE FRONT)

18' 0" x 11' 11" (5.50m x 3.64m) uPVC double glazed windows, single radiator and doors leading to the dressing room/study and en-suite.

DRESSING ROOM/STUDY

7' 6" x 8' 10" (2.30m x 2.70m) uPVC double glazed windows and a single radiator.

EN-SUITE SHOWER/WC

4' 7" x 7' 8" (1.41m x 2.34m) Glazed cubide with electric shower, fully tiled walls, pedestal wash basin, WC, uPVC double glazed window, single radiator and a ceiling extractor fan.

BEDROOM 2 (TO THE FRONT)

13' 0" x 12' 7" (3.98m x 3.85m) uPVC double glazed windows and a single radiator.

BEDROOM 3 (TO THE FRONT)

16' 4" (maximum) x 8' 10" (5.00m x 2.70m) uPVC double glazed windows and a single radiator.

BEDROOM 4 (TO THE REAR)

9' 2" x 9' 6" (2.80m x 2.90m) uPVC double glazed windows

and a single radiator.

BEDROOM 5 (TO THE REAR)

9' 2" x 8' 10" (2.80m x 2.70m) uPVC double glazed windows and a single radiator.

BATHROOM

9' 2" x 9' 0" (2.80m x 2.75m) A white suite with fully tiled walls and laminate tiled floor. Panelled bath with period shower fitment, separate thermostatic shower cubide, pedestal wash basin, WC, uPVC double glazed windows, airing cupboard, single radiator and extractor fan.

EXTERNAL

TO THE FRONT

Lawn, block-paved driveway providing off-street parking for several vehicles.

TO THE REAR

Terraced garden with paved patio, cold water supply tap, lawns enclosed by timber fence.

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 E.

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.

NEED A MORTGAGE?

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

E

Viewing Arrangements

Strictly by appointment

Contact Details

Anthony House

Anthony Street

Stanley

County Durham

DH9 8AF

www.davidbailes.co.uk

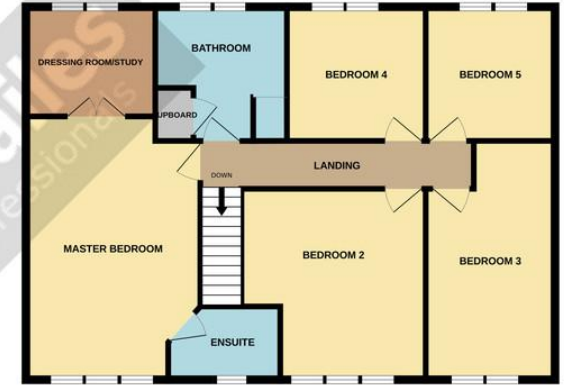
info@davidbailes.co.uk

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GROUND FLOOR
88.9 sq.m. (957 sq.ft.) approx.

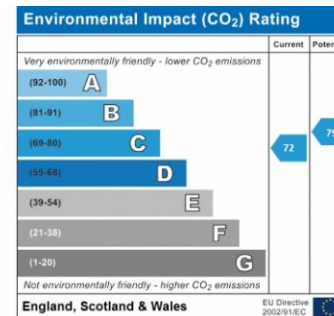
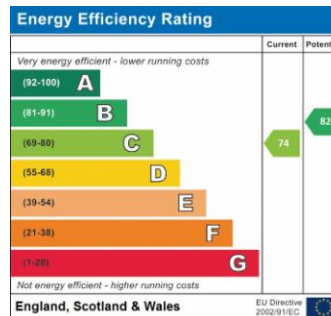


1ST FLOOR
86.1 sq.m. (926 sq.ft.) approx.



TOTAL FLOOR AREA : 175.0 sq.m. (1883 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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