

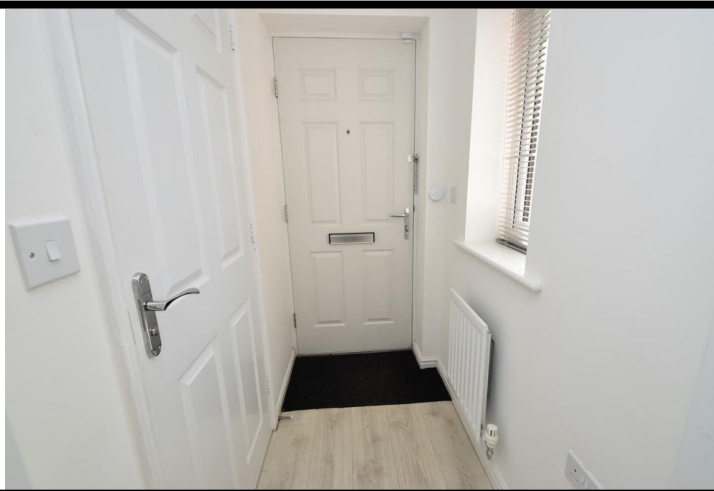


Brass Thill Way | Greencroft | Stanley | DH9 8FJ

Constructed by Gleeson Homes in 2022 and benefiting from the remainder of a 10-year NHBC guarantee, this immaculate three-bedroom detached house is offered chain-free, making it an ideal first-time purchase. The ground floor features an entrance hall, a cloakroom/WC, a spacious lounge, and a kitchen/diner with doors and windows that open onto the rear garden. On the first floor, you'll find a landing, three bedrooms, and a family bathroom. Additional highlights include an attached single garage, a driveway, an electric car charger, gas combi central heating, and the property is freehold. It falls under Council Tax band B and boasts an EPC rating of B (83). A virtual tour is available for your convenience.

£160,000

- Constructed by Gleeson Homes in 2022.
- Remainder of a 10-year NHBC guarantee.
- Immaculate three-bedroom detached house.
- Offered chain-free, ideal for first-time buyers.
- Ground floor includes an entrance hall, cloakroom/WC, spacious lounge, and a kitchen/diner and garden



Property Description

HALLWAY

5' 2" x 3' 3" (1.60m x 1.00m) uPVC double glazed entrance door with matching side window, single radiator, laminate flooring and doors leading to the lounge and cloakroom/WC.

CLOAKROOM/WC

5' 2" x 2' 11" (1.60m x 0.91m) Wash basin, tiled splash-back, WC, single radiator and a uPVC double glazed window.

LOUNGE

14' 7" x 14' 6" (4.45m x 4.44m) Stairs to the first floor with storage cupboard beneath, marble fire surround with inset electric fire, uPVC double glazed window, double radiator, TV aerial point and telephone socket. Door leads to the kitchen/diner.

KITCHEN/DINER

9' 6" x 14' 6" (2.91m x 4.44m) Fitted with an upgraded kitchen with wall and base units, contrasting laminate worktops and

upturns. Integrated fan assisted electric oven/grill, four ring gas hob, stainless steel splash-back and concealed extractor unit over. Integrated appliances including a fridge, freezer, dishwasher and washing machine. Porcelain tiled floor, double radiator, concealed gas combi central heating boiler, hard-wired smoke alarm, and uPVC double glazed window and matching French doors opening to the rear garden.

FIRST FLOOR

LANDING

Single radiator with cover, loft access hatch, hard-wired smoke alarm and doors leading to the bedrooms and bathroom.

BEDROOM 1 (TO THE FRONT)

11' 3" x 8' 2" (3.45m x 2.50m) Fitted sliding wardrobe, uPVC double glazed window and a single radiator.

BEDROOM 2 (TO THE REAR)

9' 6" x 8' 2" (2.91m x 2.50m) uPVC double glazed window and

a single radiator.

BEDROOM 3 (TO THE FRONT)

8' 1" x 6' 1" (2.48m x 1.87m) uPVC double glazed window and a single radiator.

BATHROOM

6' 1" x 6' 1" (1.86m x 1.86m) A white suite featuring a panelled bath with shower fitment plus thermostatic shower over, glazed screen. Tiled splash-backs, pedestal wash basin, WC, single radiator, wall extractor fan and a uPVC double glazed window.

EXTERNAL

GARAGE

16' 11" x 8' 11" (5.16m x 2.74m) An attached single garage with up and over door, power points and lighting.

TO THE FRONT

Open plan lawn, Pod Point charger for an electric car, side

path to rear.

TO THE REAR

Self-contained garden with lawn, patio and cold-water supply tap. Enclosed by timber fence.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating B (83). 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

We understand that the the property is in Council Tax band B.

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.

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

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Anthony Street

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County Durham

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www.davidbailes.co.uk

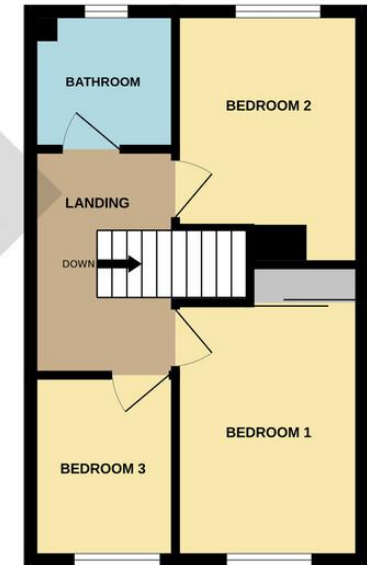
info@davidbailes.co.uk

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GROUND FLOOR
49.8 sq.m. (536 sq.ft.) approx.



1ST FLOOR
32.3 sq.m. (347 sq.ft.) approx.



TOTAL FLOOR AREA: 82.1 sq.m. (883 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			96
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(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

