



Hollyhill Gardens East | South Stanley | Co. Durham | DH9 6PG

Available with no upper chain this three bedroom semi-detached house built of non-traditional construction is available to cash purchases only. The property has been redecorated and has all new carpets and is ready to be occupied and benefits from off-road parking and a large rear garden. The accommodation comprises an entrance porch, hallway, lounge, kitchen/diner with integrated oven, first floor landing, three bedrooms and a bathroom. Gas combi central heating, uPVC double glazing, Council Taxband A, freehold, EPC rating E (44). Virtual tour available.

Price £60,000

- Semi-detached house.
- 3 bedroom.
- No upper chain.
- Cash buyers only due to construction type.
- Large garden.



Property Description

PORCH

3' 1" x 8' 0" (0.94m x 2.46m) uPVC double glazed entrance door with matching window, vaulted ceiling and a glazed door leading to the hallway.

HALLWAY

11' 3" x 5' 5" (3.44m x 1.66m) Stairs to the first floor with storage cupboard beneath, double radiator, telephone point and a door to the lounge.

LOUNGE

11' 3" x 14' 2" (3.43m x 4.34m) Wall mounted electric fire, uPVC double glazed windows, double radiator, telephone point, TV aerial point and satellite TV cables, door leads to the kitchen/diner.

KITCHEN/DINER

11' 5" x 19' 10" (3.48m x 6.06m) Dining area with uPVC double glazed French doors open to the rear garden and a double

radiator. The kitchen area has fitted wall and base unit finished in white with contrasting laminate worktops and tiled walls. Integrated electric oven/grill, four ring gas hob, stainless steel sink with mixer tap, plumbed for a washing machine and space for other appliances. Wall mounted gas combi central heating boiler, uPVC double glazed window and matching side exit door.

FIRST FLOOR

LANDING

8' 3" x 5' 10" (2.53m x 1.78m) uPVC double glazed window, storage cupboard and doors leading to the bedrooms and bathroom.

BEDROOM 1 (TO THE FRONT)

11' 1" x 11' 4" (3.40m x 3.46m) Built-in storage cupboard with hanging rail, two uPVC double glazed windows and a double radiator.

BEDROOM 2 (TO THE REAR)

9' 10" x 11' 11" (3.00m x 3.65m) Built-in storage cupboard with hanging rail, two uPVC double glazed windows and a double radiator.

BEDROOM 3 (TO THE FRONT)

8' 2" x 8' 4" (2.50m x 2.56m) uPVC double glazed window and a double radiator.

BATHROOM

5' 8" x 7' 6" (1.74m x 2.31m) A white suite featuring a corner bath with thermostatic shower over, pedestal wash basin, WC, fully tiled walls, double radiator, loft access hatch and two uPVC double glazed windows.

EXTERNAL

TO THE FRONT & SIDE

Twin wrought iron gates provide access to the driveway providing off-street parking. Lawn and path lead to the rear.

TO THE REAR

A spacious lawn garden with patio, cold water supply tap and is enclosed by timber fencing.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating E (44). 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.

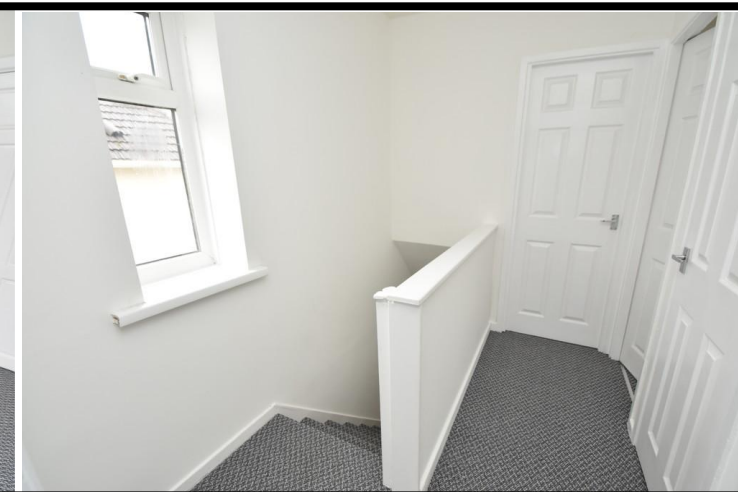
MAKING AN OFFER

Please note that all offers will require financial verification including proof of available cash and full chain details including selling agents and solicitors down the chain (if applicable). Under New Money Laundering Regulations we require proof of identification from all buyers before acceptance letters are sent and solicitors can be instructed.

CASH BUYERS ONLY

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

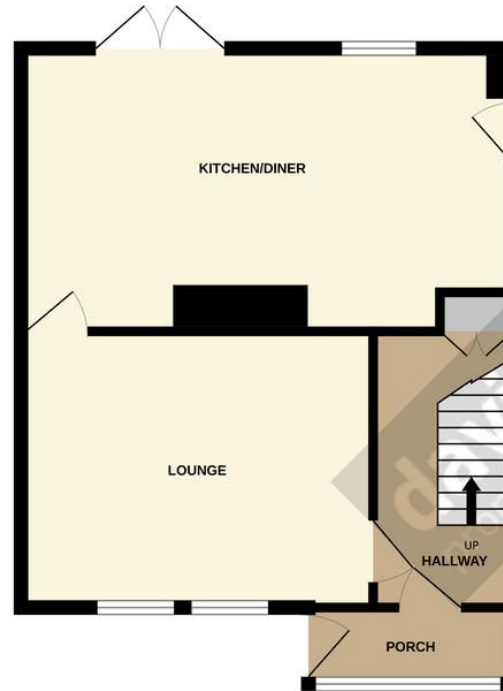
DH9 8AF

www.davidbailes.co.uk

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01207231111

GROUND FLOOR
43.1 sq.m. (464 sq.ft.) approx.

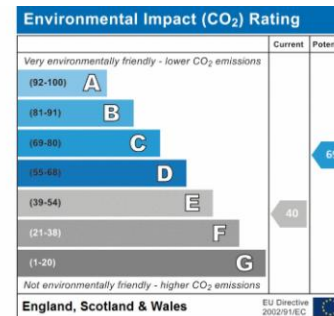
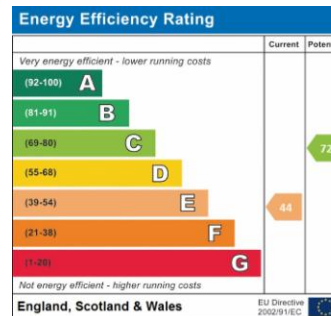


1ST FLOOR
40.9 sq.m. (440 sq.ft.) approx.



TOTAL FLOOR AREA : 84.0 sq.m. (904 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

