



## William Street | Annfield Plain | Stanley | DH9 7SH

This extended, stone-built two-bedroom home is ideally situated within walking distance of the town centre. Recently redecorated throughout, with brand new carpets fitted, the property is offered for sale with no onward chain. The ground floor features an open-plan layout with a spacious lounge leading through to a kitchen. Upstairs, there are two well-proportioned bedrooms accessed from the landing, along with a bathroom that includes a separate shower. Additional benefits include a part-boarded loft with pull-down ladder and a private, self-contained rear yard. The property further benefits from gas combi central heating, full uPVC double glazing, and is rated Council Tax Band A. It is freehold and has an EPC rating of D (63). Virtual tours available.

**£60,000**

- Extended stone-built two-bedroom home
- Prime location within walking distance of the town centre
- Recently redecorated with brand new carpets
- Offered with no onward chain
- Open-plan ground floor with spacious lounge and kitchen



## Property Description

### LOUNGE

15' 10" x 15' 8" (4.84m x 4.78m) uPVC double glazed entrance door, laminate flooring, painted wooden fire surround with marble inlay and hearth, inset living flame gas fire. Stairs to the first floor with storage cupboard beneath, uPVC double glazed window, central heating single radiator, coving, TV aerial point, satellite TV cables, and a large opening leading to the kitchen.

### KITCHEN

6' 9" x 7' 8" (2.07m x 2.35m) Fitted with a range of wall and base units with contrasting laminate worktops and upturns, tiled floor, integrated fan assisted electric oven/grill, four ring electric hob with illuminated extractor canopy over, stainless steel splash-back. Stainless steel sink with mixer tap, plumbed for a washing machine, space for a tall fridge/freezer, uPVC double glazed window, coving, wall mounted gas combi central heating boiler, uPVC rear exit door.

### FIRST FLOOR

#### LANDING

Loft access hatch with pull-down ladder, doors lead to the bedrooms and bathroom.

#### BEDROOM 1 (TO THE FRONT)

10' 3" x 12' 4" (3.13m x 3.77m) Large built-in cupboard with hanging rail and shelf, uPVC double glazed window, central heating single radiator, coving and a telephone point.

#### BEDROOM 2 (TO THE REAR)

6' 11" x 7' 8" (2.13m x 2.34m) uPVC double glazed window, central heating single radiator, coving and telephone point.

#### BATHROOM

5' 5" x 9' 0" (1.66m x 2.76m) A white suite featuring a panelled bath, separate glazed cubicle with electric shower, wash basin with base storage, WC, fully tiled walls and floor, uPVC double glazed window, central heating single radiator, wall extractor

fan and coving.

#### EXTERNAL

Self-contained yard to the rear.

#### HEATING

Gas fired central heating via combination boiler and radiators.

#### GLAZING

uPVC double glazing installed.

#### ENERGY EFFICIENCY

EPC rating D (63). 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.

#### BROADBAND SPEEDS

According to OfCom average download speed of the fastest package currently available at this postcode is Superfast 71 Mbs. 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, 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.

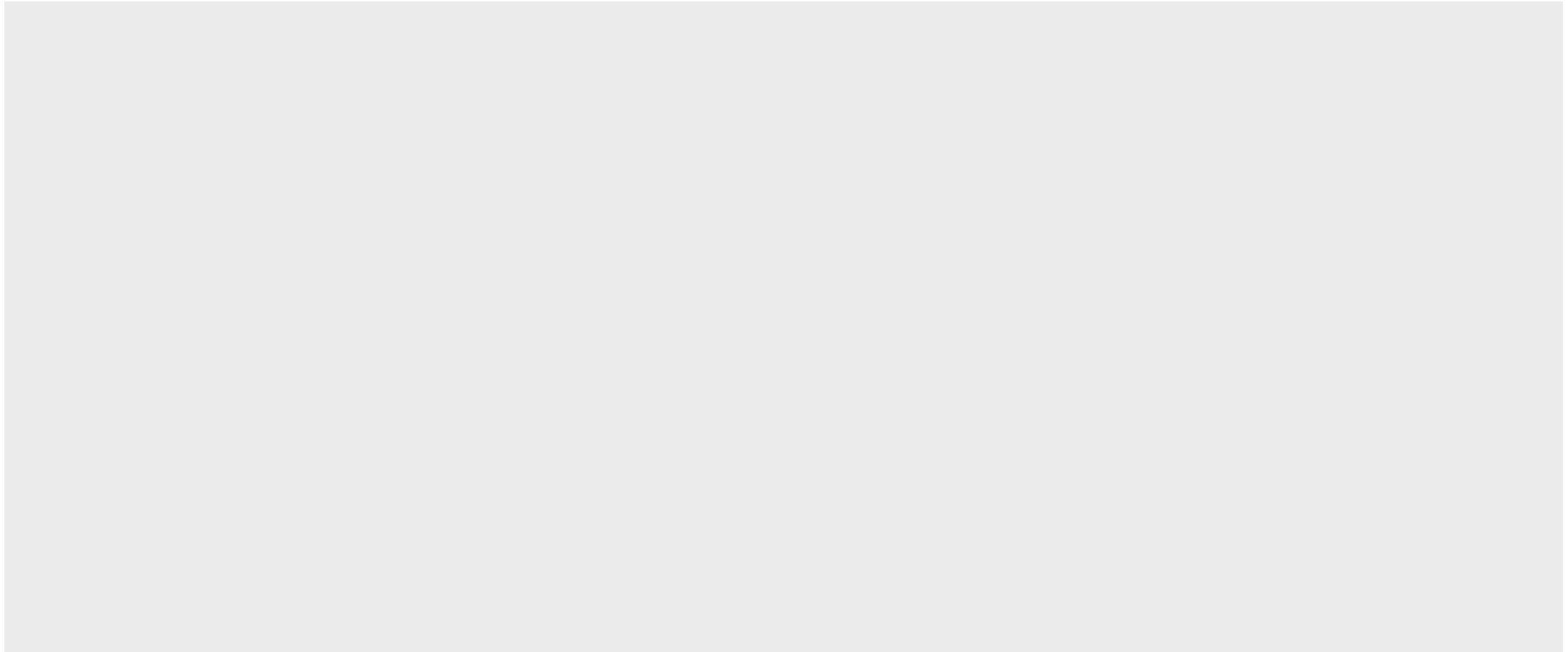
#### MORTGAGE ADVICE

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

A

## Viewing Arrangements

Strictly by appointment

## Contact Details

Anthony House

Anthony Street

Stanley

County Durham

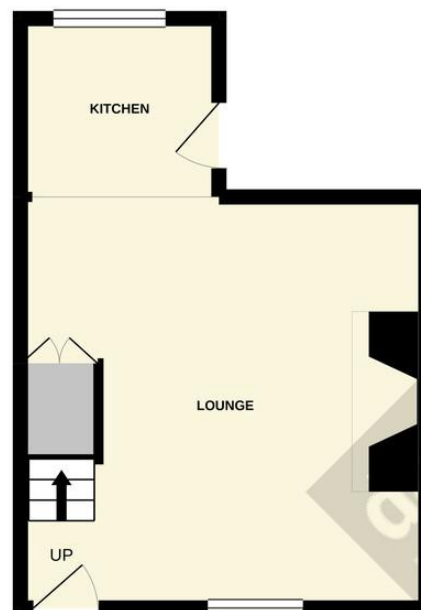
DH9 8AF

[www.davidbailes.co.uk](http://www.davidbailes.co.uk)

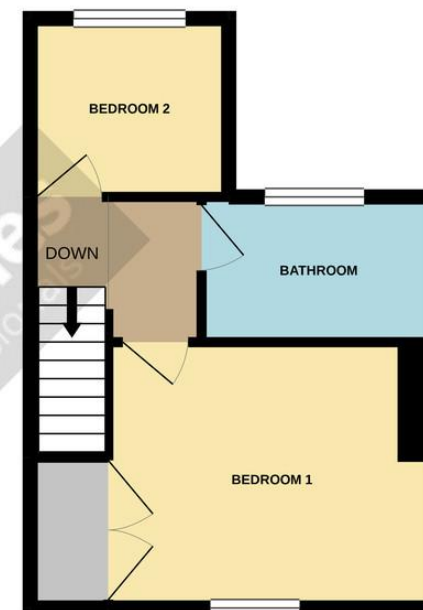
[info@davidbailes.co.uk](mailto:info@davidbailes.co.uk)

01207231111

GROUND FLOOR  
26.4 sq.m. (284 sq.ft.) approx.



1ST FLOOR  
27.5 sq.m. (296 sq.ft.) approx.



TOTAL FLOOR AREA: 53.9 sq.m. (581 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.  
Made with Metropix ©2021

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 63 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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



**rightmove**  
find your happy

