



Kay Street | Stanley | Co. Durham | DH9 0PE

Nestled close to the town centre with stunning views towards the countryside this two bedroom mid terraced property has been maintained to a very high standard by the current owners and must be viewed to appreciate. Highlights include a lovely front garden, two reception rooms and two double bedrooms to the first floor. Gas combi central heating, uPVC double glazing, EPC rating E (49), freehold, Council Tax band A. 360 degree virtual tour available on our website.

£85,000

- Beautifully presented terraced home
- 2 Double bedrooms
- Garden and countryside views
- Two reception rooms
- Ground floor bathroom



Property Description

LOBBY

3' 11" x 3' 3" (1.21m x 1.00m) Composite double glazed entrance door, part PVC panelled walls, tiled floor and a door leading to the dining room.

DINING ROOM

12' 10" x 10' 0" (3.93m x 3.05m) Large storage cupboard, uPVC double glazed window, double radiator and a composite glazed door to the lounge.

LOUNGE

13' 2" x 15' 5" (4.02m x 4.70m) Feature fire surround with electric fire, uPVC double glazed window, stairs to the first floor, double radiator and a composite glazed door to the kitchen.

KITCHEN

7' 10" x 8' 3" (2.4m x 2.54m) Fitted with a range of wall and base units with soft closing doors and drawers, contrasting laminate worktops and tiled splash-backs. Integrated fan assisted electric double oven/grill with four ring gas hob and extractor canopy over. Plumbed in washing machine, slimline dishwasher, new fridge and relatively new freezer included. Stainless steel sink with mixer tap, uPVC double glazed window, wall mounted gas combi central heating boiler, Karndean flooring and a doorway to the rear lobby.

REAR LOBBY

2' 9" x 5' 7" (0.84m x 1.71m) Storage cupboard, part PVC panelled walls, Karndean flooring, uPVC double glazed rear exit door and a door to the bathroom.

BATHROOM

4' 8" x 8' 3" (1.43m x 2.54m) A white suite featuring a panelled bath with thermostatic shower over, curtain and rail. Fully tiled walls, pedestal wash basin, wall cabinets, mirror, WC, uPVC double glazed frosted window, double radiator and PVC panelled ceiling.

FIRST FLOOR

LANDING

Loft access hatch and doors leading to the bedrooms.

BEDROOM 1 (TO THE FRONT)

11' 6" x 14' 4" (3.52m x 4.38m) Free-standing wardrobes, uPVC double glazed window offering panoramic views towards the countryside and a single radiator.

BEDROOM 2 (TO THE REAR)

7' 10" x 10' 10" (2.40m x 3.32m) uPVC double glazed window and a single radiator.

EXTERNAL

TO THE FRONT

A low maintenance garden with artificial lawn, gravelled patio enclosed by timber fence and hedge. Please note there are side access gates allowing access for window cleaners etc.

TO THE REAR

Self-contained yard.

PARKING

On-road parking to the rear.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating E (49). 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

Average download speed of the fastest package currently available at this postcode is Ultrafast 1000 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)

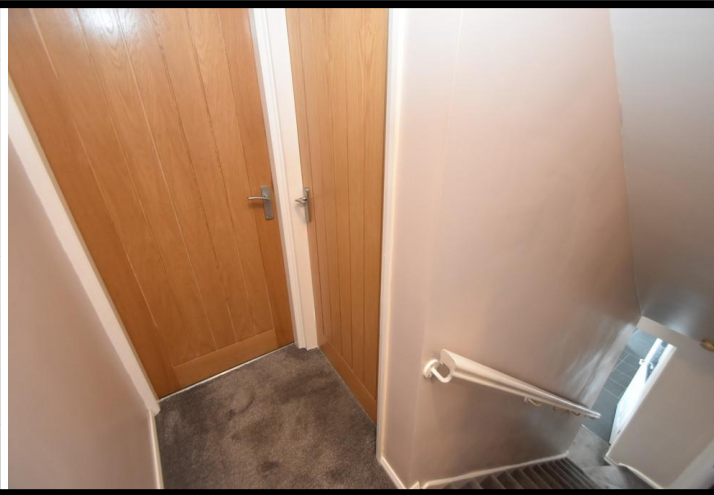
MINING

The property is located within a former mining area.

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 OFFER

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

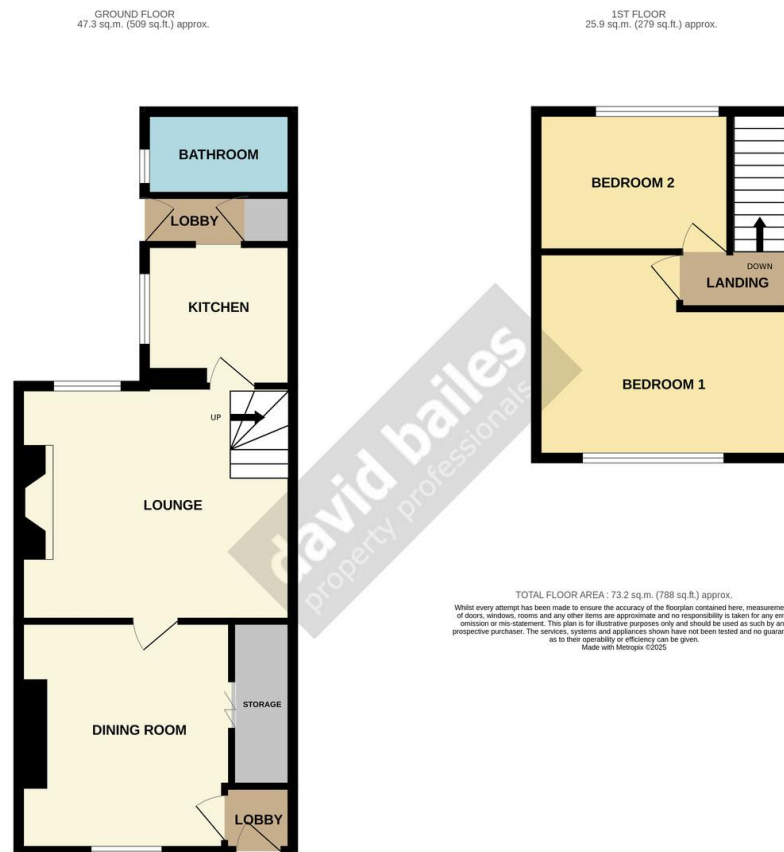
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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