



Betjeman Close | East Stanley | Co. Durham | DH9 6UD

Located on a popular estate in East Stanley, this three bedroom mid link house would make an ideal first home and benefits from having off-street, a rear garden and no upper chain. The accommodation has plenty of storage and briefly comprises a hallway, lounge/diner, breakfasting kitchen, rear lobby, first floor landing, three bedrooms and a bathroom. Gas combi central heating, uPVC double glazing, freehold, Council Tax band A. EPC rating C (74).

£104,950

- Mid-link house
- 3 bedrooms
- No upper chain
- Garden
- Off-street parking



Property Description

HALLWAY

6' 3" x 5' 10" (1.93m x 1.80m) uPVC double glazed entrance door with matching side window, single radiator, telephone point, stairs to the first floor and a door leading to the lounge/diner.

LOUNGE/DINER

18' 4" x 14' 3" (maximum) (5.60m x 4.36m) Feature Oak fire surround with marble inlay and hearth, inset electric fire, half bow uPVC double glazed window, two single radiators, TV aerial, telephone point, door leads to the breakfasting kitchen.

BREAKFASTING KITCHEN

7' 7" x 14' 8" (maximum) (2.33m x 4.48m) Fitted with a range of wall and base units with contrasting laminate worktops and tiled splash-backs. Slot in gas cooker with extractor over. Stainless steel circular sink with mixer tap, plumbed for a washing machine, space for a fridge/freezer, uPVC double glazed window, single radiator, large storage cupboard and a

door leading to the rear lobby.

REAR LOBBY

5' 7" x 5' 9" (1.71m x 1.77m) Single radiator, uPVC double glazed window and matching rear exit door.

FIRST FLOOR

LANDING

10' 8" x 6' 0" (3.27m x 1.84m) Airing cupboard housing the gas combi central heating boiler, additional storage cupboard, loft access hatch and doors leading to the bedrooms and bathroom.

BEDROOM 1 (TO THE FRONT)

12' 9" x 10' 0" (minimum) (3.90m x 3.05m) Single radiator and a uPVC double glazed window.

BEDROOM 2 (TO THE REAR)

11' 3" x 10' 6" (minimum) (3.43m x 3.22m) Cupboard with

sliding mirrored doors, single radiator and a uPVC double glazed window.

BEDROOM 3 (TO THE FRONT)

7' 2" x 7' 5" (2.20m x 2.28m) Cupboard with sliding mirrored doors, single radiator and a uPVC double glazed window.

BATHROOM

5' 5" x 6' 9" (1.66m x 2.06m) A white suite featuring a panelled bath with electric shower over, curtain and rail. Pedestal wash basin, WC, fully tiled walls, chrome towel radiator, uPVC double glazed window and a ceiling mounted extractor fan.

EXTERNAL

TO THE FRONT

Open plan lawn and driveway providing off-street parking for two vehicles.

TO THE REAR

Garden enclosed by timber fence, cold water supply tap and external electrical socket.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

Full 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 A,.

VIEWING

Strictly by appointment with David Bailes.

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.

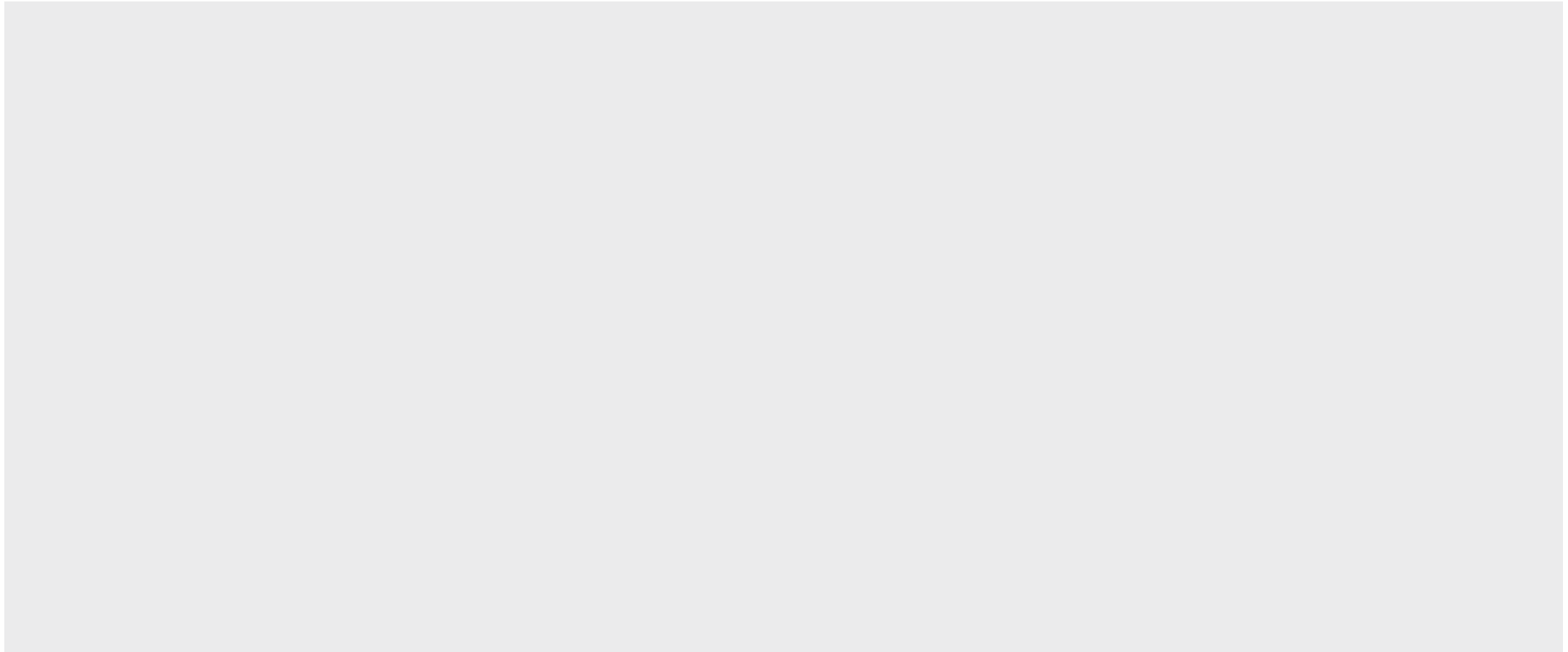
NEED A MORTGAGE?

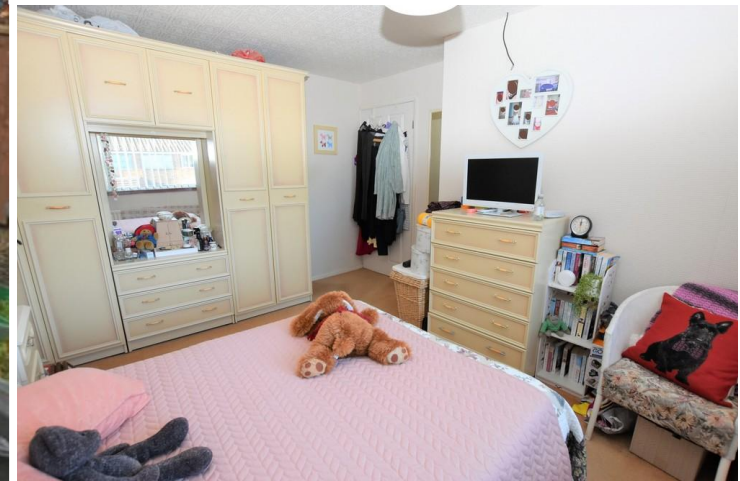
We have independent mortgage advisers within our branch, who will search the whole market to find the best suitable mortgage and help you progress through the process. Contact our office to arrange a telephone or office appointment.

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

A

Viewing Arrangements

Strictly by appointment

Contact Details

Anthony House

Anthony Street

Stanley

County Durham

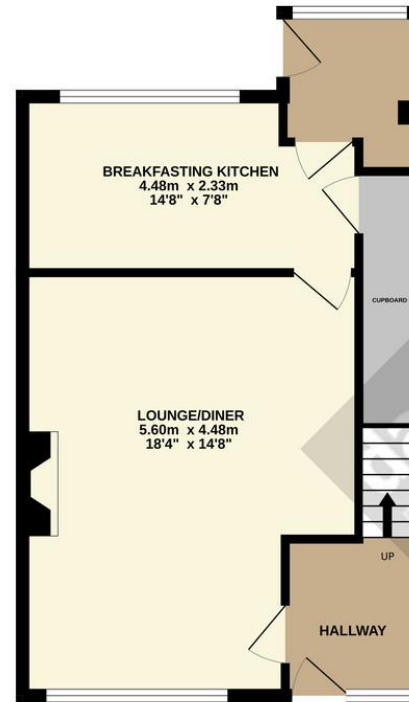
DH9 8AF

www.davidbailes.co.uk

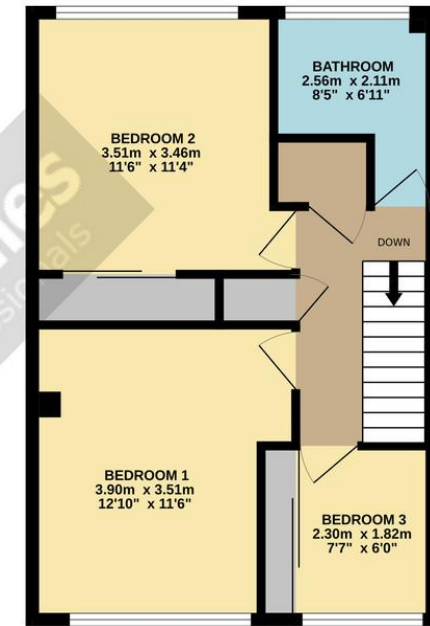
info@davidbailes.co.uk

01207231111

GROUND FLOOR
43.5 sq.m. (468 sq.ft.) approx.



1ST FLOOR
42.7 sq.m. (459 sq.ft.) approx.



TOTAL FLOOR AREA : 86.1 sq.m. (927 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 ©2023

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		59
(69-80)	C	14	
(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



rightmove
find your happy

