



## View Lane | Shield Row | Stanley | DH9 0DZ

Located close to the town centre with elevated panoramic views this is a well presented three bedroom semi-detached domer bungalow with accommodation over two floors. Briefly comprising a lobby, hallway, lounge, dining room with kitchen off and a rear porch/utility. To the first floor there is a landing, three bedrooms and a bathroom. Gardens to front and rear. Gas combi central heating, freehold, Council Tax band C, EPC rating D (63). Virtual tour available.

**£165,000**

- Semi-detached domer bungalow
- 3 bedrooms
- Panoramic views
- Gardens to front and rear
- Very well presented



## Property Description

### LOBBY

3' 11" x 8' 0" (1.21m x 2.44m) uPVC double glazed entrance door with matching windows, laminate flooring, single radiator and glazed internal door to the hallway with matching side window.

### HALLWAY

Stairs to the first floor with two storage cupboards below (one houses the gas combi central heating boiler, the second with a uPVC double glazed window). Archway, laminate flooring, double radiator and doors leading to the lounge and kitchen/diner.

### LOUNGE

13' 6" x 13' 11" (4.14m x 4.25m) Currently being used as a dining room with an elevated position with large bay and uPVC double glazed windows, laminate flooring, moulded cornice, centre light rose, single radiator and a telephone point.

### KITCHEN/DINER

#### DINING AREA

13' 10" x 11' 11" (4.22m x 3.64m) Travertine effect tiled floor which extends into the kitchen, dressed brick fireplace with multi-fuel stove sitting on a slate hearth. uPVC double glazed window, coving, TV aerial, tall double column radiator and a large opening to the kitchen.

#### KITCHEN AREA

9' 6" x 9' 10" (2.92m x 3.02m) Fitted with a range of base units with contrasting laminate worktops and tiled splash-backs. Slot-in cooker with electric oven/grill and gas hob, plumbed for a slimline dishwasher, space for a freestanding fridge/freezer, stainless steel sink with vegetable drainer with mixer tap, uPVC double glazed window and a glazed door to the rear porch/utility.

#### REAR PORCH/UTILITY

5' 7" x 7' 0" (1.71m x 2.15m) Laminate worktops with base

storage, plumbed for a washing machine, space for a tumble dryer, double radiator, tiled floor, uPVC double glazed windows and matching rear exit door.

### FIRST FLOOR

#### LANDING

uPVC double glazed window, loft access hatch and doors leading to the bedrooms and bathroom.

#### BEDROOM 1 (TO THE FRONT)

11' 11" x 11' 11" (3.65m x 3.65m) uPVC double glazed window with panoramic views, single radiator and telephone point.

#### BEDROOM 2 (TO THE REAR)

11' 11" x 11' 11" (3.65m x 3.65m) uPVC double glazed window, single radiator, access to eaves storage and a TV aerial cable.



### BEDROOM 3 (TO THE FRONT)

11' 11" x 8' 5" (maximum) (3.65m x 2.58m) uPVC double glazed window with panoramic views, single radiator and laminate flooring.

### BATHROOM

5' 10" x 9' 11" (1.80m x 3.03m) A white suite featuring a panelled bath with shower fitment, separate thermostatic shower, pedestal wash basin, WC, tiled splash-backs, uPVC double glazed window, chrome towel radiator, tiled floor and a PVC panelled ceiling with inset spotlights.

### EXTERNAL

#### TO THE FRONT

A terrace garden with lawns, mature borders, paved patio extending to the side, panoramic views and twin electric socket.

### TO THE REAR

Brick storage sheds, lawn, patio and cold water supply tap.

### 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.

### COUNCIL TAX

The property is in Council Tax band C.

### TENURE

We understand that the property is freehold. We would recommend that any purchaser has this confirmed by their legal advisor.

### MINING

The property is located within a former mining area.

### BROADBAND SPEEDS

Broadband (estimated speeds) according to Ofcom

Standard 17 mbps

Superfast 80 mbps

Ultrafast Not applicable

### 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, X and Instagram. To arrange a viewing please contact the office. Please do not attend if you have recently shown symptoms of the Covid-19





virus. We may need to restrict the number of people within the property at one time and limit time of the viewing to 15 minutes.

#### 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

C

## 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)

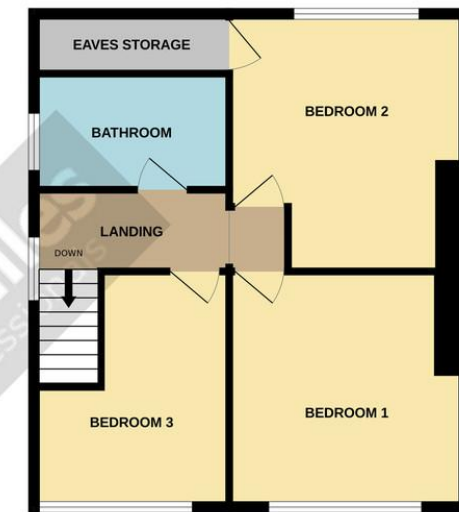
[info@davidbailes.co.uk](mailto:info@davidbailes.co.uk)

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GROUND FLOOR  
59.9 sq.m. (644 sq.ft.) approx.

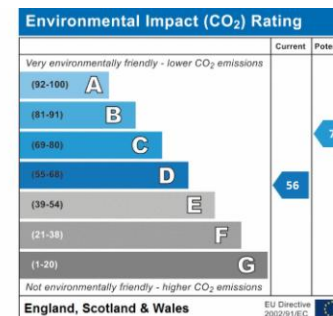
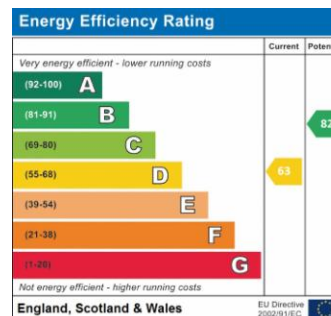


1ST FLOOR  
49.8 sq.m. (536 sq.ft.) approx.



TOTAL FLOOR AREA : 109.6 sq.m. (1180 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



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