

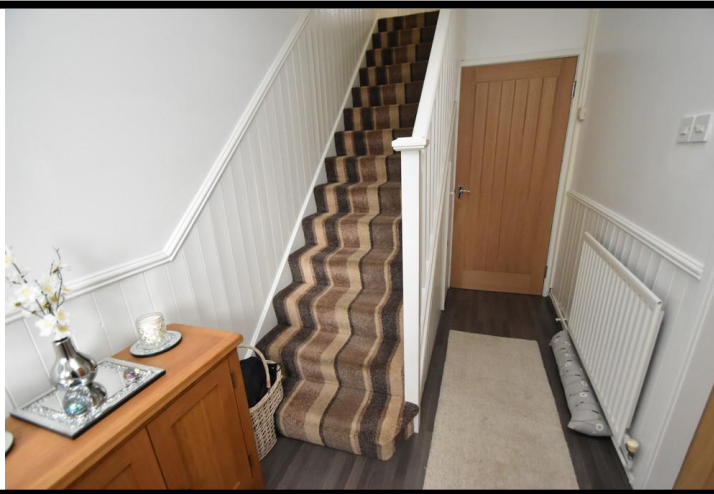


Northumbria Place | East Stanley | Co. Durham | DH9 0UB

We are pleased to present this beautifully maintained three-bedroom semi-detached house on a sought-after cul-de-sac in East Stanley, offered without any onward chain. The home comprises a hallway, leading to a lounge and a modern kitchen equipped with integrated appliances, adjoined by a dining room. The first floor has three well-sized bedrooms and a bathroom. Outside, you will find gardens to the front and rear, complemented by a detached garage, driveway, and a brick garden store. The property is enhanced with gas combi central heating and uPVC double glazing. It holds an EPC rating of D (67) and falls under Council Tax band C. Ownership is freehold. A virtual tour is available for a more immersive experience.

Offers In The Region Of £169,950

- Semi-detached house
- 3 bedrooms
- Garage and driveway
- Gardens to front and rear
- No upper chain



Property Description

HALLWAY

12' 0" x 6' 0" (3.67m x 1.85m) Composite double glazed entrance door with uPVC double glazed side window. Laminate flooring, panelled walls to dado rail, stairs to the first floor with storage cupboard beneath, single radiator, telephone point and doors leading to the lounge and kitchen.

LOUNGE

12' 10" x 12' 8" (3.93m x 3.87m) Wall mounted electric fire, laminate flooring, uPVC double glazed window, double radiator and coving.

KITCHEN

10' 8" x 8' 1" (3.26m x 2.47m) An impressive kitchen fitted with a range of all and base units with contrasting laminate worktops, breakfast bar and tiled splash-backs. Integrated appliances include a CDA fan assisted electric oven/grill, Samsung combi microwave, slimline dishwasher, washing machine and four ring gas hob with extractor canopy over.

Built-in wine rack, sink with mixer tap, laminate flooring, uPVC double glazed rear exit door with matching side window and a large opening to the dining room.

DINING ROOM

9' 10" x 10' 2" (3.01m x 3.12m) uPVC double glazed patio doors open to the rear garden, laminate flooring and a single radiator.

FIRST FLOOR

LANDING

Loft access hatch (loft insulated with 250mm of insulation), panelled walls to dado rail and doors leading to the bedrooms and bathroom.

BEDROOM 1 (TO THE FRONT)

12' 11" (maximum) x 10' 5" (3.96m x 3.18m) Fitted wardrobes with tinted mirrored sliding doors, uPVC double glazed window, double radiator and coving.

BEDROOM 2 (TO THE REAR)

9' 9" x 10' 7" (2.98m x 3.24m) uPVC double glazed window and a single radiator.

BEDROOM 3 (TO THE FRONT)

9' 7" x 8' 5" (2.93m x 2.58m) Storage cupboard which houses the gas combi central heating boiler, uPVC double glazed window, single radiator and coving.

BATHROOM

5' 6" x 8' 0" (1.70m x 2.46m) A white suite featuring a panelled bath with shower fitment, curtain and rail, pedestal wash basin, WC, fully tiled walls, period style column radiator and a uPVC double glazed window.

EXTERNAL

TO THE FRONT

Open plan garden with block-paved path and driveway, lawn and shrubs. Side path leads to the rear.

TO THE REAR

With a South West aspect, timber decking, lawn, raised borders enclosed by timber fencing and mature shrubs and hedges.

GARDEN STORE

8' 11" x 8' 6" (2.73m x 2.60m) Accessed from the rear garden this is a useful storage room attached to the rear of the detached garage. Currently used for storage but could be used as a workshop or converted into a home office. uPVC double glazed access door, matching window, power points and lighting.

GARAGE & DRIVEWAY

16' 0" x 8' 6" (4.88m x 2.60m) Block-paved driveway providing off-street parking for once vehicle. Detached brick-built single garage with up and over door, power points and lighting.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (67). 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 C.

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. 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.

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

C

Viewing Arrangements

Strictly by appointment

Contact Details

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Stanley

County Durham

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GROUND FLOOR
58.7 sq.m. (632 sq.ft.) approx.

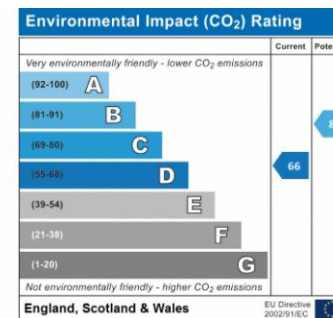
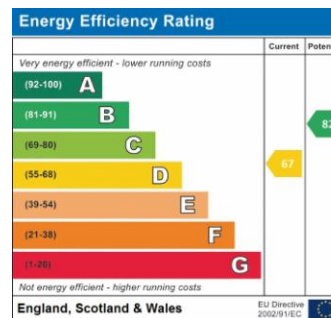


1ST FLOOR
39.5 sq.m. (425 sq.ft.) approx.



TOTAL FLOOR AREA : 98.2 sq.m. (1057 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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