



## Colville Court | East Stanley | Co. Durham | DH9 6UW

£85,000

Discover this two-bedroom end-terraced home, perfectly positioned on a sought-after estate, boasting picturesque views of the surrounding countryside. With the advantage of no onward chain, this property presents a unique opportunity exclusively for cash buyers, given the lease's current duration. Inside you will find a welcoming entrance porch leading to a spacious lounge/diner. The fitted kitchen promises functionality with an integrated oven/hob. The first floor has two generous double bedrooms and a well-appointed bathroom. Externally there is an open plan garden to the front, complemented by a low-maintenance garden at the rear. There is public parking spaces plus a single garage located in a nearby block. Gas combi central heating. Please note: the leasehold stands at 49 years as of October 2023 (the next owner could enquire into extending or purchasing the lease). The property is classified under Council Tax Band A and has an EPC rating of D (66). Virtual Tour available.

- End terraced house
- 2 bedrooms
- No upper chain
- Garage & Garden
- Cash buyers only





## Property Description

Discover this two-bedroom end-terraced home, perfectly positioned on a sought-after estate, boasting picturesque views of the surrounding countryside. With the advantage of no onward chain, this property presents a unique opportunity exclusively for cash buyers, given the lease's current duration. Inside you will find a welcoming entrance porch leading to a spacious lounge/diner. The fitted kitchen promises functionality with an integrated oven/hob. The first floor has two generous double bedrooms and a well-appointed bathroom. Externally there is an open plan garden to the front, complemented by a low-maintenance garden at the rear. There is public parking spaces plus a single garage located in a nearby block. Gas combi central heating. Please note: the leasehold stands at 49 years as of October 2023 (the next owner could enquire into extending or purchasing the lease). The property is classified under Council Tax Band A and has an EPC rating of D (66). Virtual Tour available.

### PORCH

3' 10" x 4' 3" (1.18m x 1.30m) uPVC double glazed entrance door with matching side window and a door leading to the lounge/diner.

### LOUNGE/DINER

19' 8" x 11' 8" (6.01m x 3.57m) Feature wood fire surround with marble inlay and hearth with inset electric fire. Stairs lead to the first floor with a useful storage cupboard beneath, uPVC double glazed window floods the room with natural light, two double radiators, TB aerial and telephone points and a door leading to the kitchen.

### KITCHEN

7' 8" x 11' 8" (2.36m x 3.57m) Fitted with a range of wall and base units with contrasting laminate worktops and tiled splash-backs. Integrated fan assisted electric oven/grill, halogen hob, stainless steel splash-back and extractor canopy over. Stainless steel sink with mixer tap, plumbed for a washing machine, cupboard houses the gas combi central heating

boiler, additional storage cupboard, uPVC double glazed window, matching rear exit door and a double radiator.

### FIRST FLOOR

#### LANDING

6' 5" x 5' 10" (1.96m x 1.80m) Loft access hatch and doors leading to the bedrooms and bathroom.

#### BEDROOM 1 (TO THE FRONT)

10' 1" x 11' 8" (3.09m x 3.57m) uPVC double glazed window with views towards the countryside and a single radiator.

#### BEDROOM 2 (TO THE REAR)

10' 1" x 11' 8" (3.08m x 3.57m) Over-stair storage cupboard, uPVC double glazed window and a single radiator.

#### BATHROOM

7' 5" x 5' 5" (2.27m x 1.66m) A white suite featuring a panelled P-shaped bath with glazed screen and shower fitment. Wash

basin with base storage, WC, PVC panelled walls, single radiator and a uPVC double glazed window.

#### EXTERNAL

##### TO THE FRONT

Open plan lawn extending to the side.

##### TO THE REAR

An enclosed low maintenance harden with paved patio.

#### GARAGE & PARKING

There is a single garage located within a nearby block with an up and over door. There are also public parking spaces available within the cul-de-sac.

#### HEATING

Gas fired central heating via combination boiler and radiators.

#### GLAZING

uPVC double glazing installed.

#### ENERGY EFFICIENCY

EPC rating D (66). 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 A.

#### TENURE

We understand that the property is leasehold. The 99 year lease began on 04/12/1975 and as of October 2023 has 49 years remaining. Currently mainstream lenders will not lend where there are less than 60 years left to run on the current lease. Any interested party would need to be a cash purchaser and in time could apply to extend or purchase the freehold (fees apply). Ground rent £30.00 per annum. We would recommend that any purchaser has this confirmed by their legal advisor.

#### 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 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.





#### 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

Leasehold

## Council Tax Band

A

## Viewing Arrangements

Strictly by appointment

## Contact Details

Anthony House

Anthony Street

Stanley

County Durham

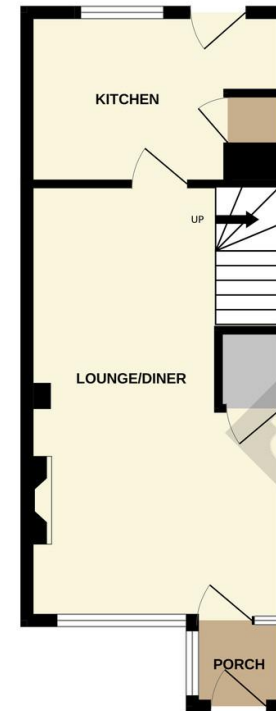
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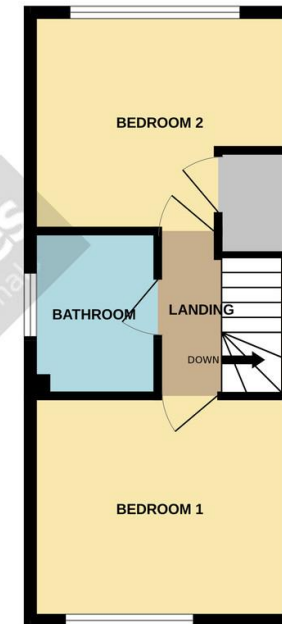
[info@davidbailes.co.uk](mailto:info@davidbailes.co.uk)

01207231111

GROUND FLOOR  
30.6 sq.m. (329 sq.ft.) approx.

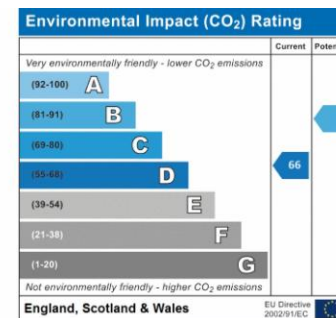
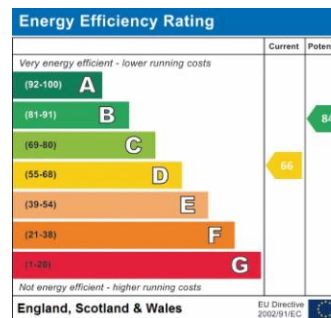


1ST FLOOR  
29.8 sq.m. (321 sq.ft.) approx.



TOTAL FLOOR AREA: 60.4 sq.m. (650 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any minor 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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