



## Parkside | Tanfield Lea | Stanley | DH9 9NP

Located on the fringe of a popular estate in Tanfield Lea we offer this extensively refurbished three bedroom semi-detached house ideal for a family. With gardens to the front and rear and a double length driveway and the potential to extend (subject to planning consent). The accommodation comprises of an entrance hallway, lounge, new fitted kitchen with integrated appliances which opens to the dining room. To the first floor are three bedrooms and new bathroom suite. Gas combi central heating, full uPVC double glazing, freehold, Council Tax band A. EPC rating D (67). Virtual tour available.

£110,000

- Recently refurbished 3 bed semi-detached house
- New kitchen and bathroom
- Off road parking for two vehicles
- Gardens to front and rear
- No Upper Chain



## Property Description

### HALLWAY

uPVC double glazed entrance door with matching side window, laminate flooring, single radiator, stairs to the first floor with storage cupboard beneath, hard-wired smoke alarm, door leads to the lounge and an opening to the kitchen.

### LOUNGE

12' 8" x 12' 3" (3.88m x 3.75m) uPVC double glazed window and a double radiator.

### KITCHEN

10' 2" x 6' 1" (3.12m x 1.87m) A newly installed kitchen fitted with a range of high gloss wall and base units with soft closing doors, contrasting laminate worktops and upturns. Integrated fan assisted electric oven/grill, halogen hob with glass splash-back and extractor canopy over. Stainless steel sink with mixer tap, plumbed for a washing machine, uPVC double glazed window and composite double glazed rear exit door. Inset spotlights, laminate flooring and a large opening to the

dining room.

### DINING ROOM

12' 6" x 11' 11" (3.83m x 3.65m) Tall built-in storage cupboards housing an new integrated fridge/freezer and the gas combi central heating boiler. uPVC double glazed window, laminate flooring, telephone point and a double radiator.

### FIRST FLOOR

#### LANDING

Loft access hatch and doors leading to the bedrooms and bathroom.

#### BEDROOM 1 (TO THE FRONT)

12' 9" x 10' 1" (3.90m x 3.09m) Built-in cupboard with twin doors, uPVC double glazed window and a double radiator.

#### BEDROOM 2 (TO THE REAR)

9' 11" x 10' 0" (3.04m x 3.07m) uPVC double glazed window and a double radiator.

#### BEDROOM 3 (TO THE FRONT)

9' 4" (maximum) x 8' 5" (maximum) (2.86m x 2.57m) Built-in over-stair storage cupboard, uPVC double glazed window and a double radiator.

#### BATHROOM

5' 7" x 8' 0" (1.72m x 2.46m) A new suite featuring a panelled bath with thermostatic shower over, glazed screen, pedestal wash basin, WC, uPVC double glazed windows, fully tiled walls, chrome towel radiator, inset LED spotlights and an extractor fan.

#### EXTERNAL

#### TO THE FRONT

Garden enclosed by mature hedging and timber fence.

#### TO THE SIDE

Double length driveway providing off-street parking, twin electric socket.

#### TO THE REAR

Paved patio, brick tool shed and a small raised flower bed with shrubs.

#### 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.

#### COUNCIL TAX

The property is in Council Tax band A.

#### TENURE

We understand that the property is freehold. 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 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

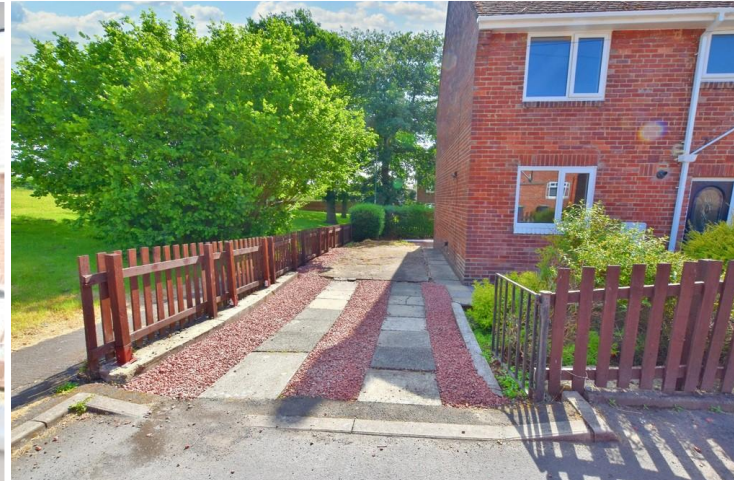
**Please note that we are duty bound to make any interested party aware that the property is owned by the partners of David Bailes Property Professionals.**

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

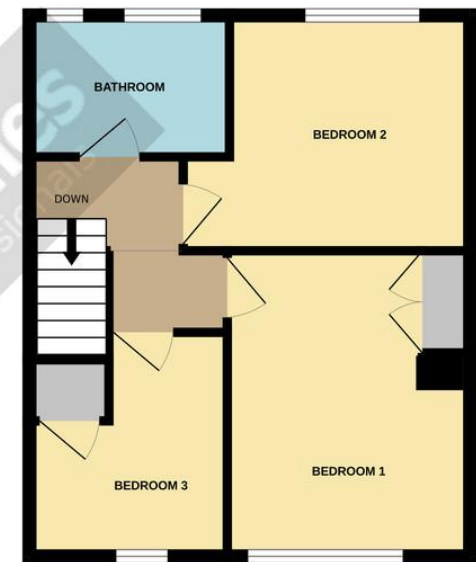
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GROUND FLOOR  
37.4 sq.m. (402 sq.ft.) approx.

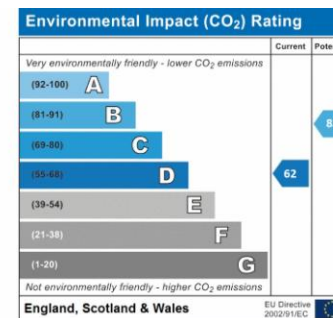
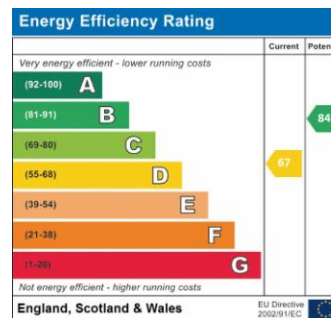


1ST FLOOR  
38.5 sq.m. (415 sq.ft.) approx.



TOTAL FLOOR AREA : 75.9 sq.m. (817 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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