



The Anchorage | Church Chare | Chester Le Street | DH3 3QW

Offered with no upper chain, this property is situated within a small courtyard development, providing easy access to the town centre and riverside park, along with all local amenities and public transport close by. It is warmed by gas combi central heating and features full double glazing. The accommodation comprises an entrance porch, a lounge with a bay window to the front, and a kitchen/diner with an integrated cooking appliance. On the first floor, there are two bedrooms and a bathroom. The property also boasts a self-contained garden to the rear. EPC rating C (71). Council Tax band B, leasehold tenure with circa 161 years remaining.

£115,000

- No Upper Chain
- 2 Bedroom Mid Terrace
- Within A Small Development
- Kitchen/Diner With Integrated Cooking Appliance
- Enclosed Rear Garden



Property Description

ENTRANCE PORCH

4' 1" x 2' 11" (1.27m x 0.89m) Double glazed entrance door, radiator, wall mounted coal rail, glazed door opens to the lounge.

LOUNGE

13' 8" x 11' 7" (4.18m x 3.55m) Open plan stairs case to the first floor, double glazed bay window to the front, radiator, laminate flooring, coving to ceiling, glazed door to the kitchen/diner.

KITCHEN/DINER

13' 8" x 10' 6" (4.18m x 3.21m) Fitted with a range of wall and base units, complimentary work surfaces, tiled splash backs, inset 1 and 1/2 sink with drainer, integrated oven, cooking hob with extractor unit over, space for a fridge/freezer, microwave and under bench plumbing for a washing machine, laminate flooring coving to the ceiling, radiator, double glazed sliding patio door and double glazed window.

FIRST FLOOR

Landing, loft access.

BEDROOM 1 (TO FRONT)

13' 8" Max x 11' 7" Max (4.18m x 3.54m) Space for a double bed with fitted wardrobes either side and matching chester draws, recess space with over stair storage cupboard, double glazed window, radiator.

BEDROOM 2

10' 8" x 6' 9" (3.26m x 2.07m) Double glazed window, radiator.

BATHROOM

7' 5" x 6' 6" (2.27m x 2.00m) Panel bath with electric shower over and bi-fold shower screen, fully tiled walls, WC, pedestal wash basin, radiator, double glazed window.

EXTERNAL

To the front - open plan garden laid with artificial grass surface. Communal green area with parking bays available for all to

use. To the rear - Enclosed garden space.

HEATING

Gas fired central heating via combination boiler and radiators.

COUNCIL TAX

The property is in Council Tax band B.

ENERGY EFFICIENCY

EPC rating C (71). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

GLAZING

Double glazing installed.

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.

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.

TENURE

We understand that the property is leasehold with 200 years from 1 November 1985, currently leaving 161 years remaining. We would recommend that any purchaser has this confirmed by their legal advisor.

GROUND RENT

We have been advised the current ground rent is £30 per annum. We would recommend that any purchaser has this confirmed by their legal advisor.

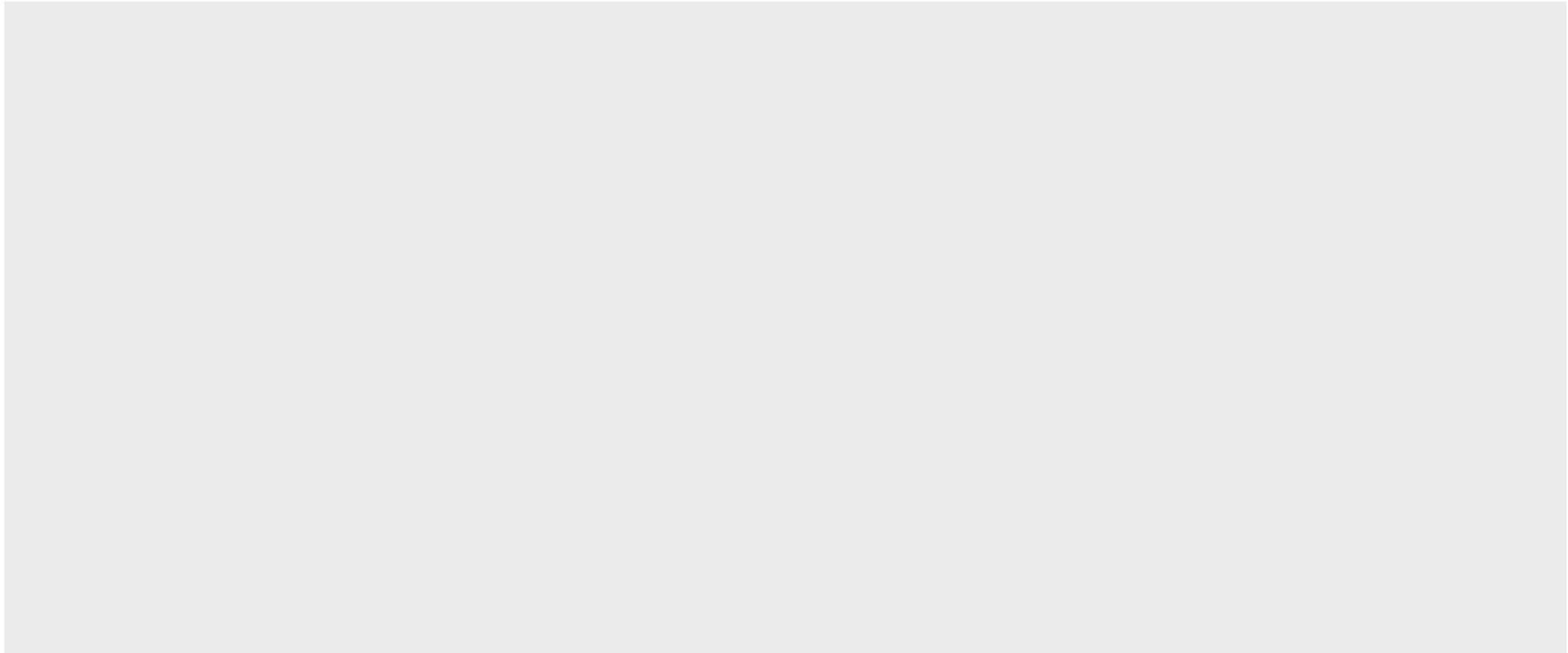
INSURANCE

Please note that there is a block buildings insurance policy in place, charged on an annual basis. The latest cost for the property was £148.84.

AGENTS NOTES

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

B

Viewing Arrangements

Strictly by appointment

Contact Details

Anthony House

Anthony Street

Stanley

County Durham

DH9 8AF

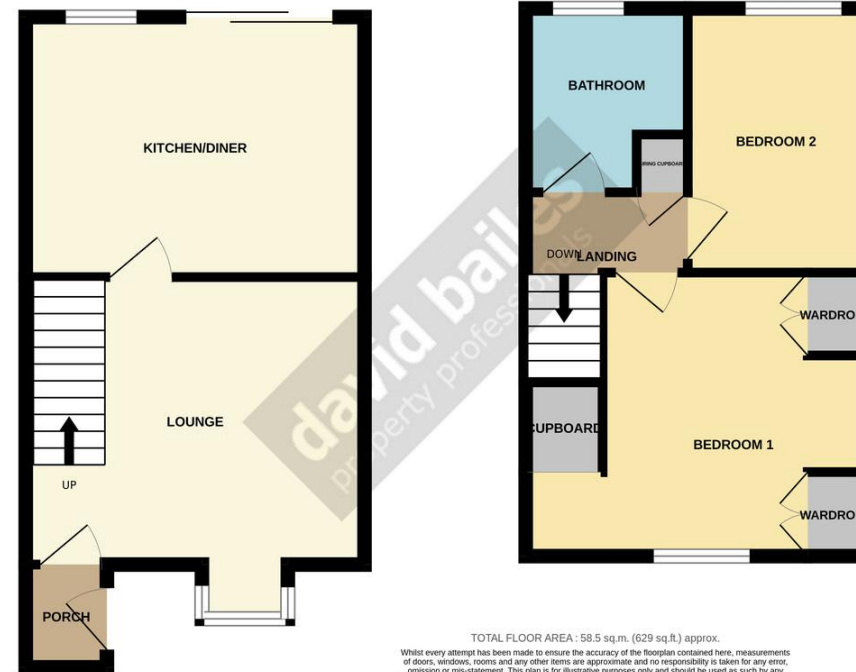
www.davidbailes.co.uk

info@davidbailes.co.uk

01207231111

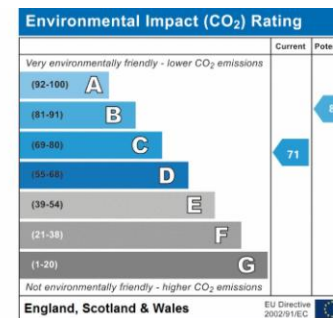
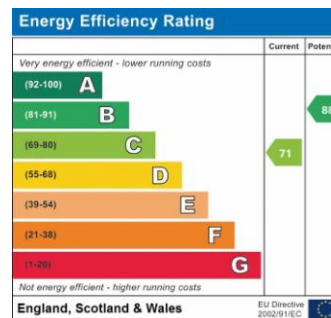
GROUND FLOOR
30.2 sq.m. (325 sq.ft.) approx.

1ST FLOOR
28.2 sq.m. (304 sq.ft.) approx.



TOTAL FLOOR AREA : 58.5 sq.m. (629 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 ©2024



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

