



david bailes
property professionals

Clark Terrace,
Shield Row, Stanley, DH9 0LQ

- Refurbished 3 Bedroom House: High-standard refurbishment.
- Ready to move in without an upper chain.
- Walking distance to local amenities for convenience.
- Lounge and separate dining room

£119,995
EPC Rating E (46)





Property Description

This beautifully presented three bedroom terraced house has been refurbished to a high standard and is available with no upper chain. Within walking distance of local amenities the accommodation comprises an entrance lobby, hallway, two reception rooms, newly installed kitchen with integrated appliances, utility room, ground floor WC and large rear porch. To the first floor you find a landing, large newly installed family bathroom, and three generous bedrooms. Self-contained yard to the rear. New gas combi central heating boiler, uPVC double glazed, freehold, Council Tax band A. EPC D (66). Virtual tour available.

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ENTRANCE LOBBY

4' 5" x 3' 3" (1.35m x 1.01m) uPVC entrance door with matching window over, glazed door opens to the hallway.

HALLWAY

Stairs to the first floor, single radiator, telephone point and doors leading to the lounge and dining room.



LOUNGE

10' 10" x 13' 9" (3.32m x 4.20m) Feature fire surround with cast iron inlay, open fireplace and a tiled hearth. Bay with uPVC double glazed windows, double radiator and a TV aerial cable.

DINING ROOM

13' 10" x 13' 9" (4.22m x 4.20m) Under-stair storage cupboard, uPVC double glazed window, double radiator, picture rail, TV aerial cable and a door leading to the kitchen.

KITCHEN

11' 3" x 8' 0" (3.45m x 2.44m) A newly installed kitchen fitted with a good range of wall and base units with contrasting laminate worktops and tiled splash-backs. Integrated fan assisted electric oven/grill with electric hob and concealed extractor over. Integrated fridge and freezer, stainless steel sink with mixer tap, uPVC double glazed windows, matching door to rear porch, inset LED spotlights, column radiator and a door leading to the utility room.



UTILITY ROOM

9' 10" x 7' 5" (3.00m x 2.27m) Vaulted ceiling, plumbed for a washing machine, wall mounted newly installed gas combi central heating boiler, uPVC double glazed window and a door leading to the WC.

GROUND FLOOR WC

5' 2" x 3' 9" (1.60m x 1.15m) Vaulted ceiling, WC, wash basin with base storage and tiled splash-backs, chrome towel radiator.

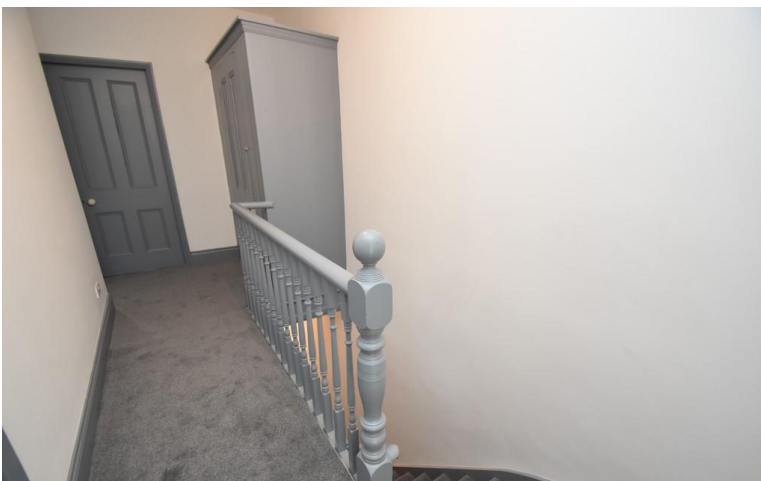
FIRST FLOOR

LANDING

Large storage cupboard, lot access hatch and doors leading to the bedrooms and bathroom.

BATHROOM

10' 11" x 7' 10" (3.33m x 2.41m) A newly installed





white suite featuring a panelled bath, separate thermostatic shower cubicle with glazed door and screens, tiled splash-backs, wash basin with base storage, WC, uPVC double glazed window, chrome towel radiator and inset LED spotlights.

BEDROOM 1 (TO THE FRONT)

14' 0" x 9' 10" (4.28m x 3.01m) Feature ornamental fire surround with tiled inlay and hearth, uPVC double glazed window and a double radiator.

BEDROOM 2 (TO THE REAR)

11' 5" x 10' 5" (3.50m x 3.20m) Feature ornamental fire surround with tiled inlay and hearth, uPVC double glazed window and a double radiator.



BEDROOM 3 (TO THE FRONT)

10' 10" x 7' 1" (3.31m x 2.16m) uPVC double glazed window and a double radiator.

REAR PORCH

4' 0" x 8' 4" (1.23m x 2.56m) uPVC double glazed windows and matching rear exit door.

EXTERNAL

Small forecourt garden to the front with a self-contained yard to the rear.

HEATING

Gas fired central heating via a new 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 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.

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.



GROUND FLOOR
57.6 sq.m. (620 sq.ft.) approx.

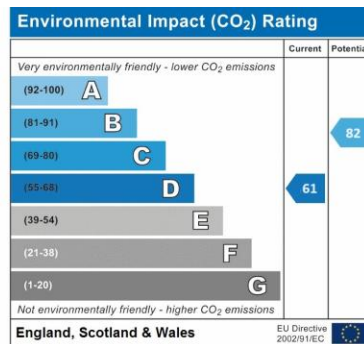
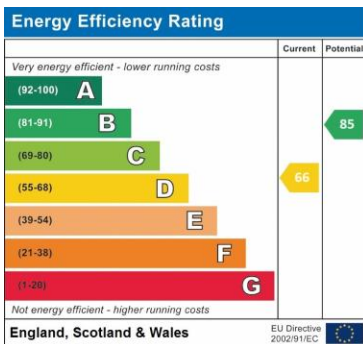
1ST FLOOR
47.5 sq.m. (511 sq.ft.) approx.



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TOTAL FLOOR AREA : 105.0 sq.m. (1131 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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