



## Wear Road | Stanley | Co. Durham | DH9 6HW

Situated just a short stroll from the town centre, this spacious three-bedroom end-of-terrace house boasts a south-facing garden, a detached double garage, and a delightful sun room. The property includes an entrance porch, hallway, two elegant reception rooms, a bright sun room, and a well-appointed kitchen. Upstairs features a landing area, three bedrooms, a family bathroom, and a separate WC. The house is complemented by landscaped gardens at the front and rear. Key amenities include gas central heating, a boarded loft for additional storage, uPVC double glazing, freehold and falls within Council Tax band A, EPC rating E (49). A virtual tour is available for prospective buyers.

£120,000

- Located a short walk from the town centre.
- Three-bedroom, end-of-terrace house.
- Features a south-facing garden and landscaped front and rear gardens.
- Detached double garage.
- Delightful sun room addition.



## Property Description

### ENTRANCE PORCH

3' 9" x 4' 5" (1.15m x 1.37m) uPVC double glazed entrance door, timber framed double glazed windows, laminate flooring and a glazed door to the hallway.

### HALLWAY

Stairs to the first floor and doors lead to the lounge and dining room.

### LOUNGE

17' 7" x 11' 10" (5.37m x 3.62m) A dual aspect room with uPVC double glazed windows to the front and rear. Feature wood fire surround, marble inlay and hearth, living flame gas fire (incorporating a Baxi central heating Bermuda boiler. Two double radiators, base storage to alcove, coving and a door leading to the rear hallway.

### REAR HALLWAY

Large under-stair storage cupboard and a doorway leading to the dining room.

### DINING ROOM

17' 7" x 9' 10" (5.37m x 3.02m) uPVC double glazed window, two double radiators, twin French doors open to the sun room and a doorway leads to the kitchen extension.

### SUN ROOM

9' 3" x 14' 4" (2.83m x 4.37m) Overlooking the rear garden with uPVC double glazed windows and French doors. Lighting and a double radiator.

### KITCHEN

17' 2" x 6' 11" (5.24m x 2.12m) Fitted with a range of wall and base units with contrasting laminate worktops and tiled splash-backs. Integrated fan assisted double oven/grill, halogen hob with concealed extractor over. Integrated fridge, freezer and dishwasher, plumbed for a washing machine, sink with

vegetable drainer and mixer tap. Breakfast bar, built-in wine racks, laminate floor tiles, double radiator, PVC panelled ceiling, uPVC double glazed windows and matching rear exit door to the garden.

### FIRST FLOOR

#### LANDING

uPVC double glazed window, double radiator, loft access hatch. Please note that the loft has a fixed pull-down ladder and is fully boarded for storage with light. Doors lead to the bedrooms, bathroom and WC.

#### BEDROOM 1 (TO THE FRONT)

11' 8" x 11' 9" (3.58m x 3.60m) Storage cupboard, uPVC double glazed window, double radiator and coving.

#### BEDROOM 2 (TO THE FRONT)

8' 9" x 10' 1" (2.67m x 3.09m) Storage cupboard, uPVC double glazed window and a double radiator.

#### BEDROOM 3 (TO THE REAR)

8' 5" x 7' 3" (2.57m x 2.22m) uPVC double glazed window overlooking the rear garden. Please note there is no fixed radiator.

#### BATHROOM

5' 4" x 9' 0" (1.65m x 2.76m) A white suite featuring a P-shaped bath with curved screen and electric shower over Fully tiled walls and floor, wash basin with base storage, WC, large wall mirror, PVC panelled ceiling with inset spotlights, uPVC double glazed window and a single radiator.

#### WC

2' 5" x 4' 10" (0.76m x 1.48m) WC, fully tiled walls and floor, uPVC double glazed window and a PVC panelled ceiling with inset spotlights.

#### EXTERNAL

##### TO THE FRONT

Lawn garden enclosed by mature hedging and gate. Side path leads to the rear garden.

##### TO THE REAR

Paved patio, cold water supply tap and security light. Steps lead up to the sun room, pathway and steps lead down past the patio area and lawn to the base of the garden where there is the detached garage, timber shed and rear gate. Enclosed by mature hedging, timber fence and brick wall.

#### GARAGE & PARKING

19' 8" x 16' 0" (6.01m x 4.88m) At the base of the garden there is a pre-cast double garage with electric up and over door, power points, lighting, side window and door to the garden.

#### HEATING

Gas fired central heating via Baxi Bermuda back boiler and radiators.

#### GLAZING

uPVC double glazing installed to all windows and external doors other than the front porch which has timber framed units.

#### ENERGY EFFICIENCY

EPC rating E (49). 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.



## Tenure

Freehold

## Council Tax Band

A

## Viewing Arrangements

Strictly by appointment

## Contact Details

Anthony House

Anthony Street

Stanley

County Durham

DH9 8AF

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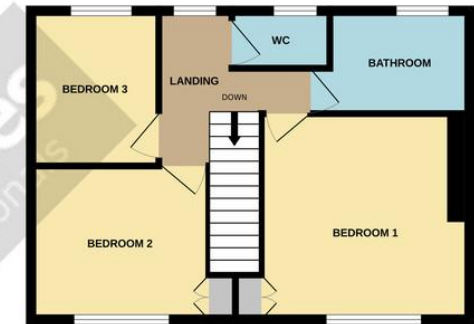
[info@davidbailes.co.uk](mailto:info@davidbailes.co.uk)

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GROUND FLOOR  
64.9 sq.m. (698 sq.ft.) approx.

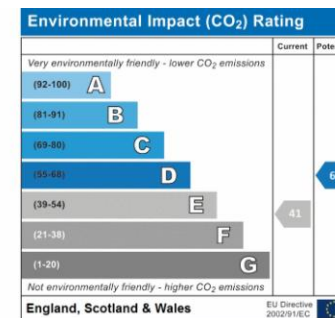
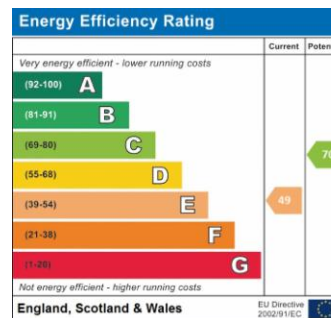


1ST FLOOR  
40.4 sq.m. (434 sq.ft.) approx.



TOTAL FLOOR AREA: 105.2 sq.m. (1133 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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