



## Aidan Close | East Stanley | Stanley | DH9 0UD

This charming two-bedroom terraced home is offered chain-free and has been recently refurbished to include smooth new plasterwork, fresh décor, a contemporary kitchen, and brand-new flooring throughout. The property features a welcoming entrance hallway, a spacious lounge/dining area, and a modern kitchen equipped with an integrated oven. Upstairs, there are two generously-sized double bedrooms and a well-appointed bathroom. Rear yard complete with a brick-built storage shed. Benefits include gas central heating with a combi boiler, uPVC double glazing, and is in Council Tax band A. The property is freehold and boasts an EPC rating of D (59). A virtual tour is available for your convenience.

£105,000

- Chain-free, two-bedroom terraced home.
- Recently refurbished with new plasterwork, fresh décor, and brand-new flooring.
- Features a contemporary kitchen with an integrated oven.
- Spacious lounge/dining area perfect for family gatherings.
- Two generously-sized double bedrooms.



## Property Description

### HALLWAY

8' 8" x 6' 8" (2.65m x 2.04m) uPVC double glazed window with matching window, stairs to the first floor with storage cupboard below, single radiator, hard-wired smoke alarm, telephone point and a door leading to the lounge/diner.

### LOUNGE/DINER

19' 11" x 10' 10" (6.09m x 3.32m) Dual aspect with uPVC double glazed windows to the front and rear, single radiators, two TV aerial points and a door leading to the kitchen.

### KITCHEN

10' 10" x 10' 5" (3.31m x 3.20m) A newly installed kitchen fitted with a range of high gloss white wall and base units with contrasting laminate worktops and tiled splash-backs. Integrated fan assisted electric oven/grill, halogen hob with stainless steel extractor canopy over. Sink with mixer tap, plumbed for a washing machine, space for a fridge/freezer, double radiator, inset LED spotlights, hard-wired smoke alarm,

laminate floor tiles, uPVC double glazed rear exit door and matching window.

### FIRST FLOOR

#### LANDING

Loft access hatch, hard-wired smoke alarm and doors leading to the bedrooms and bathroom.

#### BEDROOM 1 (TO THE FRONT)

9' 2" x 14' 6" (2.80m x 4.43m) Built-in storage cupboard housing the gas combi central heating boiler. uPVC double glazed window, single radiator and coving.

#### BEDROOM 2 (TO THE REAR)

10' 5" x 10' 10" (3.19m x 3.32m) uPVC double glazed window, single radiator and coving.

#### BATHROOM

5' 9" x 6' 10" (1.76m x 2.09m) A white suite featuring a

panelled bath with electric shower over and glazed screen. Fully tiled walls, laminate flooring, pedestal wash basin, WC, uPVC double glazed window, double radiator and inset LED spotlights.

### EXTERNAL

#### TO THE FRONT

Open plan lawn overlooking a green area.

#### TO THE REAR

A self-contained yard with detached brick tool shed.

### HEATING

Gas fired central heating via combination boiler and radiators.

### GLAZING

uPVC double glazing installed.

#### ENERGY EFFICIENCY

EPC rating D (59). 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.

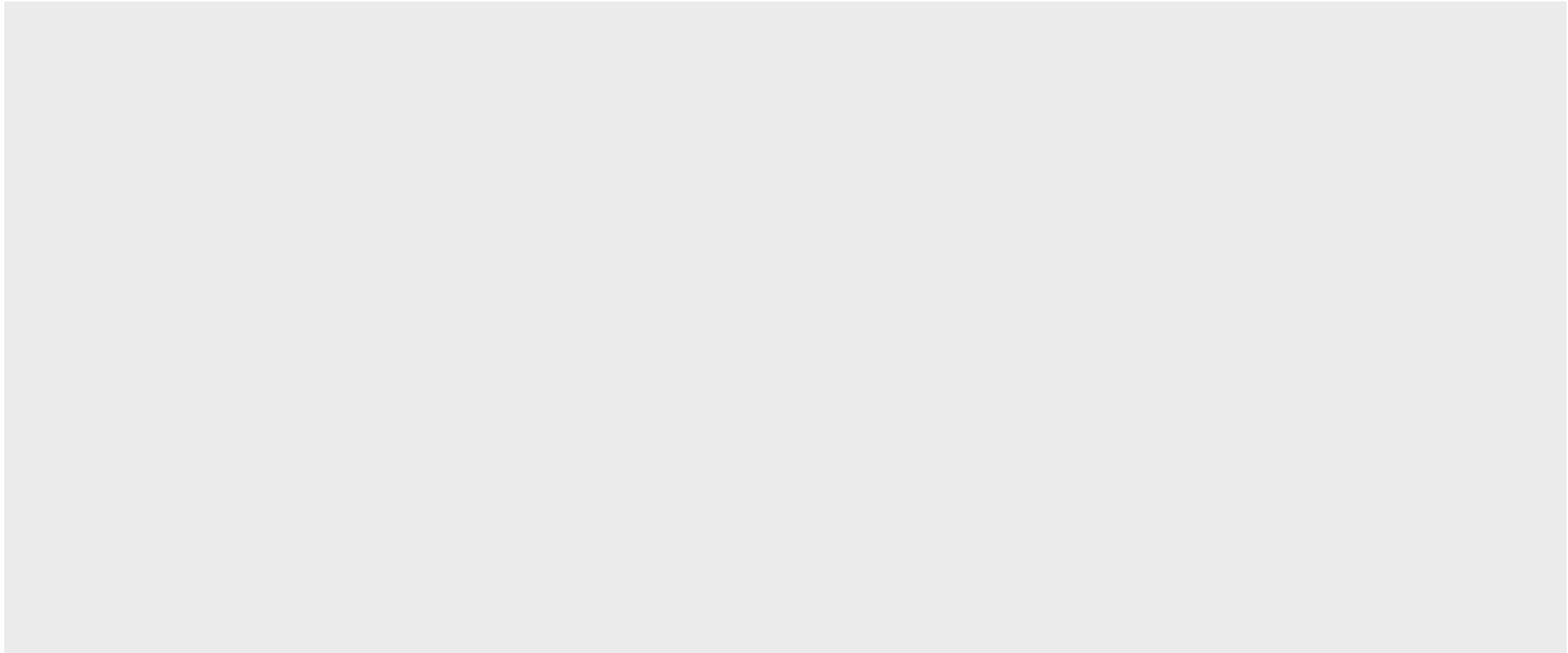
#### MORTGAGE ADVICE

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

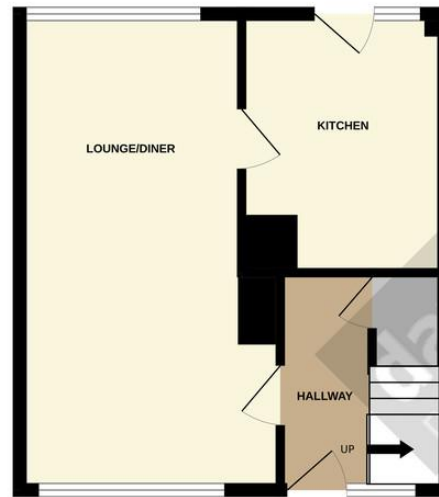
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GROUND FLOOR  
32.0 sq.m. (345 sq.ft.) approx.



1ST FLOOR  
32.6 sq.m. (351 sq.ft.) approx.



TOTAL FLOOR AREA: 64.7 sq.m. (696 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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) <b>A</b>	
(81-91) <b>B</b>	86
(69-80) <b>C</b>	
(55-68) <b>D</b>	59
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

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

