

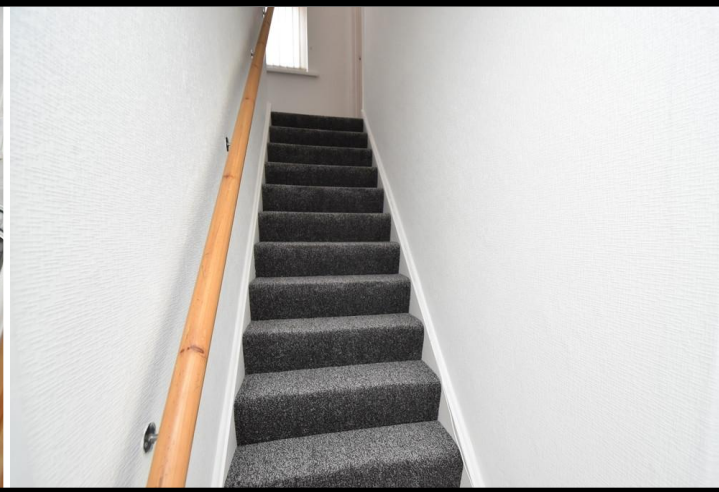


Newburn Road | Shield Row | Stanley | DH9 0HL

Subject to recent renovation including new kitchen, bathroom and all new carpets and floorings. This is a two bedroom mid-terraced house with garden to the front, yard to the rear and is available with vacant possession and is located on a popular estate within the Shield Row area of Stanley. . The accommodation comprises a hallway, lounge, kitchen/diner, first floor landing, two double bedrooms and a bathroom. Gas combi central heating, full uPVC double glazing, EPC rating D (70), freehold, Council Tax band A. Virtual tour available.

£90,000

- Two bedroom terraced house
- New kitchen and bathroom, new carpets
- Garden and yard
- No upper chain
- Lounge and kitchen/diner



Property Description

HALLWAY

uPVC double glazed entrance door, stairs to the first floor and doors leading to the lounge and kitchen/diner.

LOUNGE

15' 2" x 11' 2" (4.64m x 3.42m) Dual aspect with uPVC double glazed windows to the front and rear, large storage cupboard, wood fire surround with marble inlay and hearth, electric fire, double radiator, coving, telephone point and satellite TV cables.

KITCHEN/DINER

15' 1" x 9' 0" (4.62m x 2.76m) Dual aspect with uPVC double glazed windows to the front and rear. Fitted with a new range of high gloss wall and base units finished in grey with contrasting laminate worktops and PVC splash-backs. Integrated fan assisted electric oven/grill, halogen hob with stainless steel splash-back and concealed extractor over. Stainless steel sink with professional style mixer tap, plumbed

for a washing machine, space for additional appliances, double radiator, coving and a uPVC rear exit door to the yard.

FIRST FLOOR

LANDING

uPVC double glazed window, loft access hatch and doors leading to the bedrooms and bathroom.

BEDROOM 1 (DUAL ASPECT)

15' 1" x 11' 1" (4.62m x 3.38m) uPVC double glazed windows, single radiator and coving.

BEDROOM 2 (TO THE FRONT)

9' 2" x 9' 1" (2.80m x 2.77m) Storage cupboard housing the gas combi central heating boiler, uPVC double glazed window, single radiator and coving.

BATHROOM

10' 11" x 4' 9" (3.33m x 1.47m) A newly white suite featuring a

panelled bath with electric shower over, wash basin with base storage, WC, fully tiled walls, uPVC double glazed window, single radiator and coving.

EXTERNAL

TO THE FRONT

Lawn garden enclosed by timber fence.

TO THE REAR

Self-contained yard.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating C (70). 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.

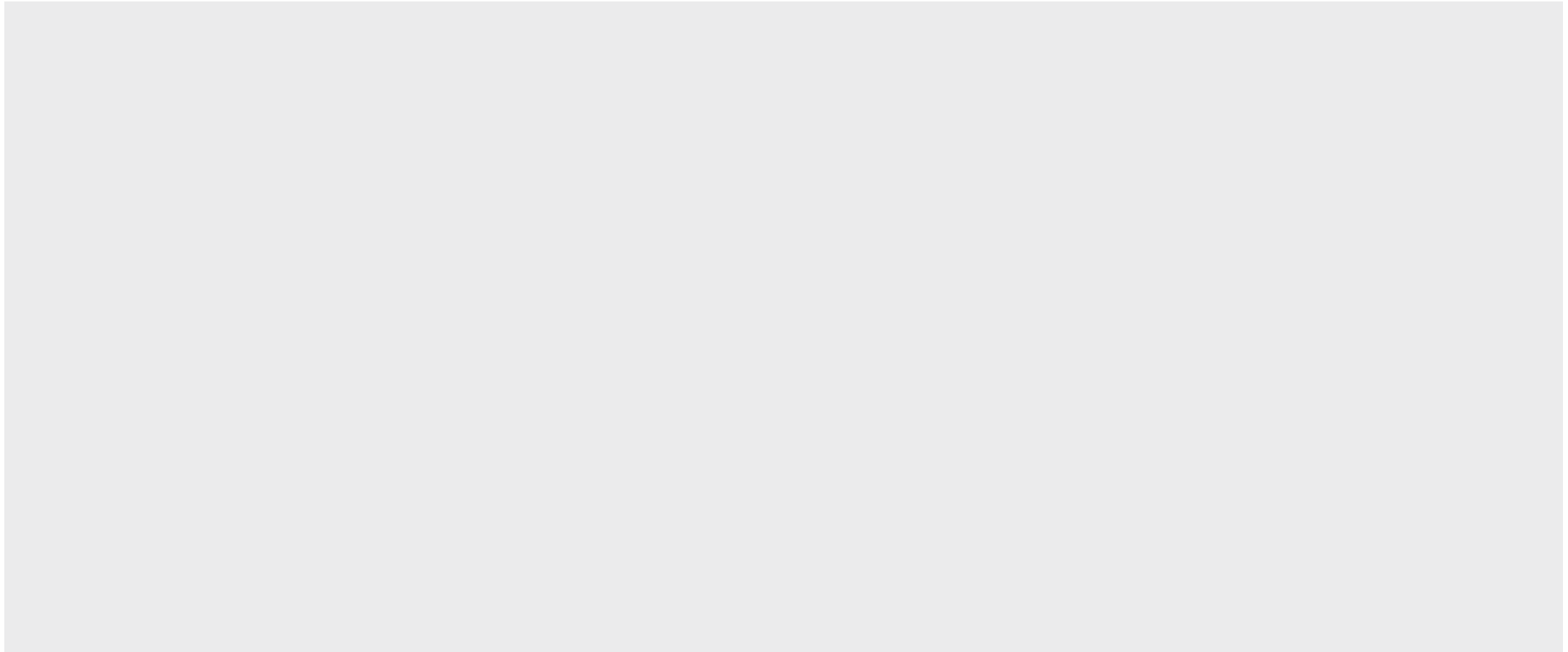
MORTGAGE ADVICE

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

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

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Anthony Street

Stanley

County Durham

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01207231111

GROUND FLOOR
35.0 sq.m. (377 sq.ft.) approx.

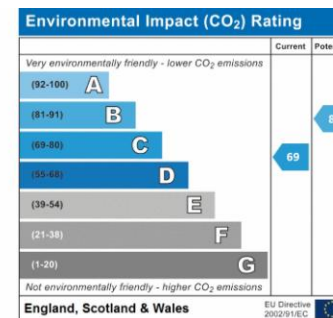
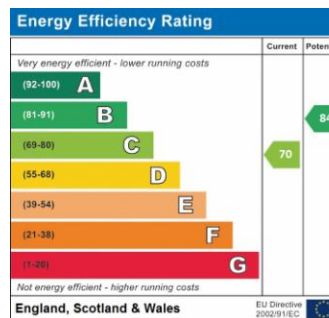


1ST FLOOR
35.5 sq.m. (382 sq.ft.) approx.



TOTAL FLOOR AREA: 70.5 sq.m. (759 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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