



Fourth Street | Quaking Houses | Stanley | DH9 7HD

An impressively refurbished two-bedroom terraced house, featuring a south-facing garden with views towards the countryside. Available with no upper chain, this property is ideal for those seeking a move-in ready home. The accommodation includes a hallway, a lounge that opens to a new kitchen/diner, a first-floor landing, two bedrooms, and a new bathroom suite. Outside, you'll find a garden to the front and a newly paved yard to the rear, with potential for off-street parking. Additional benefits include gas combi central heating, full uPVC double glazing, freehold tenure, and a Council Taxband A rating. The property also boasts an EPC rating of C (73). A virtual tour is available for your convenience.

£79,950

- Impressively refurbished two-bedroom terraced house
- South-facing garden with countryside views
- No upper chain, ideal for first time buyers
- Lounge opening to a new kitchen/diner
- New bathroom suite



Property Description

HALLWAY

uPVC double glazed entrance door, stairs to the first floor and a door to the lounge.

LOUNGE

16' 7" x 12' 5" (5.08m x 3.81m) Feature brick inglenook with electric stove on a stove hearth and floating Oak mantle over. uPVC double glazed window overlooking the garden with views towards the countryside beyond. Large under-stair storage cupboard, double radiator, coving and a large opening to the kitchen/diner.

KITCHEN/DINER

10' 5" x 16' 9" (3.20m x 5.13m) A newly installed kitchen fitted with a range of high gloss grey wall and base units with soft closing doors and drawers, contrasting laminate worktops. Integrated electric oven/grill with halogen hob, glass splash-back and extractor canopy over. Stainless steel sink with mixer tap, concealed gas combi central heating boiler,

plumbed for a washing machine, space for a free-standing fridge/freezer, inset LED spotlights, double radiator, uPVC double glazed window and matching rear exit door to the yard.

FIRST FLOOR

LANDING

Loft access hatch and doors leading to the bedrooms and bathroom.

BEDROOM 1 (TO THE FRONT)

13' 0" x 13' 5" (3.98m x 4.09m) Large storage cupboards, uPVC double glazed window with views over the garden and countryside, double radiator and coving.

BEDROOM 2 (TO THE REAR)

14' 2" x 8' 11" (4.33m x 2.72m) uPVC double glazed window, double radiator and coving.

BATHROOM

10' 5" x 7' 10" (3.20m x 2.40m) A spacious new suite featuring a panelled bath with PVC splash-backs, separate cubicle with electric shower, pedestal wash basin, WC, double radiator and a uPVC double glazed window.

EXTERNAL

TO THE FRONT

Low maintenance garden with new timber fencing overlooking the countryside.

TO THE REAR

Yard with cold water supply tap with the potential for off-street parking (would require an official dropped curb).

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating C (73). 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

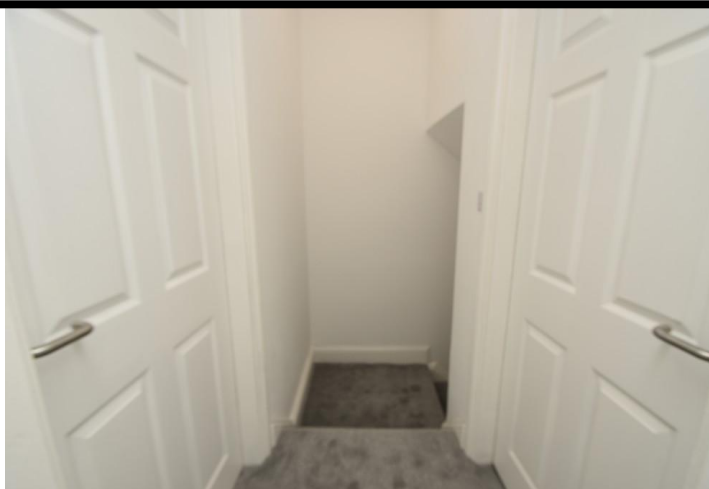
Please note that all offers will require financial verification including mortgage agreement in principle, proof of deposit funds, proof of available cash and full chain details including selling agents and solicitors down the chain. Under New Money Laundering Regulations we require proof of identification from all buyers before acceptance letters are sent and solicitors can be instructed.

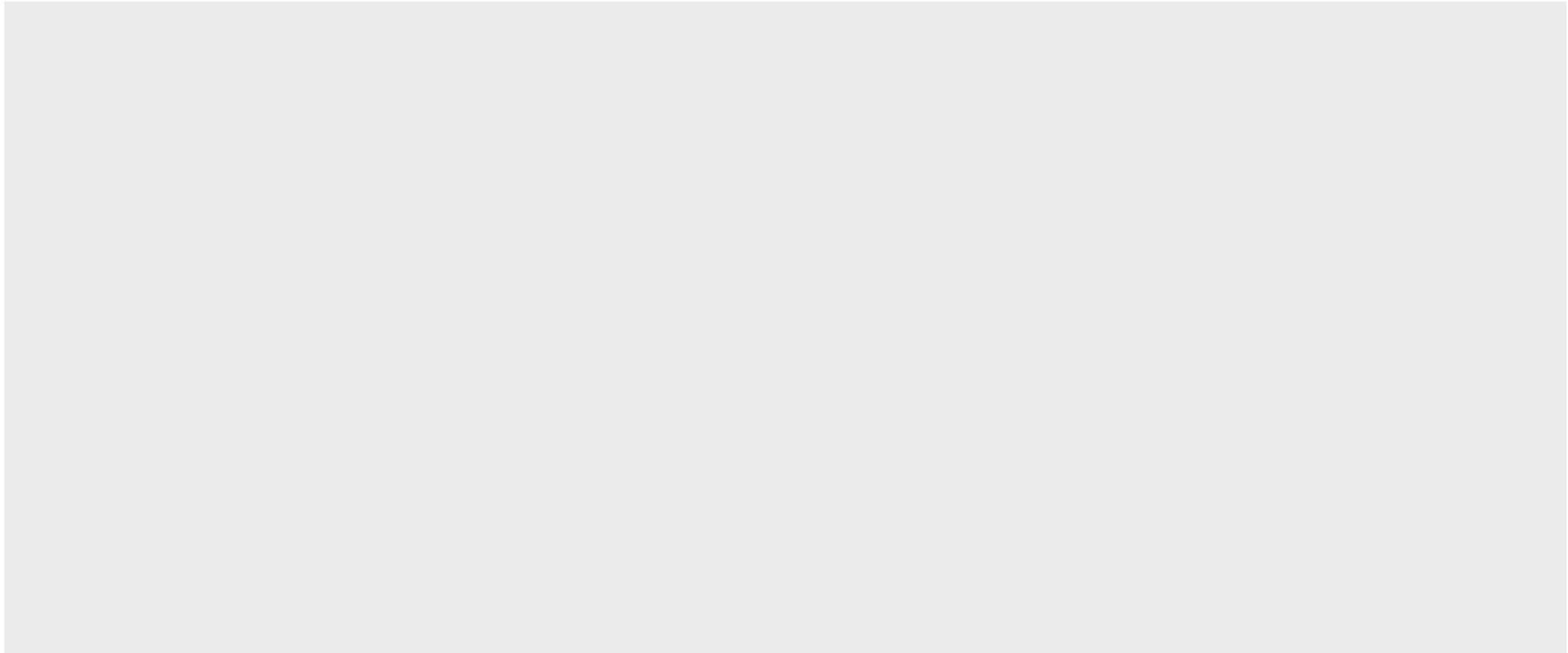
MORTGAGE ADVICE

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

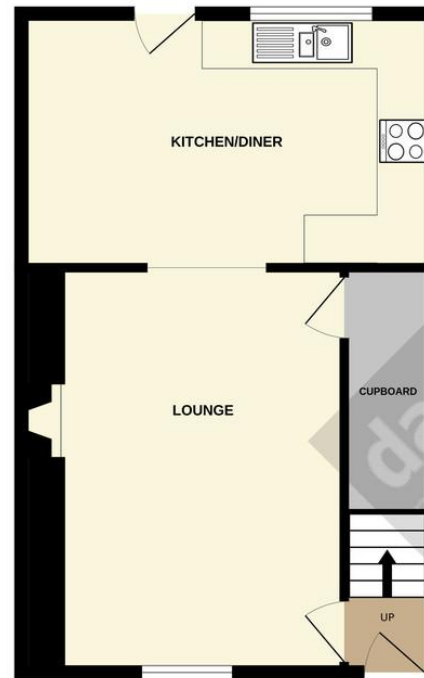
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GROUND FLOOR
41.5 sq.m. (447 sq.ft.) approx.



1ST FLOOR
41.5 sq.m. (447 sq.ft.) approx.



TOTAL FLOOR AREA : 83.0 sq.m. (893 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)	A		
(81-91)	B		89
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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



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