



Ernest Terrace | Shield Row | Stanley | DH9 0EQ

Located within a popular part of Stanley this two bedroom terraced house is well presented and is available with vacant possession. The accommodation comprises a lounge with bay window, spacious kitchen/diner with separate utility room. To the first floor there is a landing, two bedrooms and a bathroom. Self-contained yard to the rear. Gas combi central heating, full uPVC double glazing, freehold tenure, Council Tax band A and an EPC rating of D (65). Virtual tour available. SALE SUBJECT TO GRANT OF PROBATE.

£69,950

- Situated in a popular part of Stanley.
- Two-bedroom terraced house. Sale subject to grant of probate.
- Offered with vacant possession.
- Features a lounge with a bay window.
- Spacious kitchen/diner with a separate utility room.



Property Description

LOUNGE

9' 3" x 15' 1" (2.84m x 4.61m) uPVC entrance door, bay with uPVC double glazed windows, wall hung electric fire, double radiator, TV aerial cable, telephone point, stairs to the first floor and a door to the kitchen/diner.

KITCHEN/DINER

12' 1" x 11' 7" (3.70m x 3.55m) Fitted kitchen with a range of wall and base units with complimentary laminate work surfaces and tiled splash-backs. Integrated electric oven/grill, inset electric hob. Single radiator, part tiled floor, uPVC double glazed window and a door leading to the utility room.

UTILITY ROOM

Base units with laminate worktop and tiled splash back. Plumbed for automatic washer, uPVC double glazed window, tiled floor and a uPVC rear exit door.

FIRST FLOOR

LANDING

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

BEDROOM 1 (TO FRONT)

10' 0" x 15' 1" (3.07m x 4.61m) Single radiator and a uPVC double glazed window.

BEDROOM 2 (TO REAR)

6' 0" x 8' 5" (1.85m x 2.59m) Double radiator, uPVC double glazed window. Wall mounted gas combi boiler.

BATHROOM

5' 7" x 8' 5" (1.72m x 2.59m) Panelled bath with electric shower over and glazed screen, tiled splash-back, pedestal wash basin, low level WC, ceiling extractor and a single radiator.

EXTERNAL

To the rear - a self contained yard.

CENTRAL HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (65). 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.

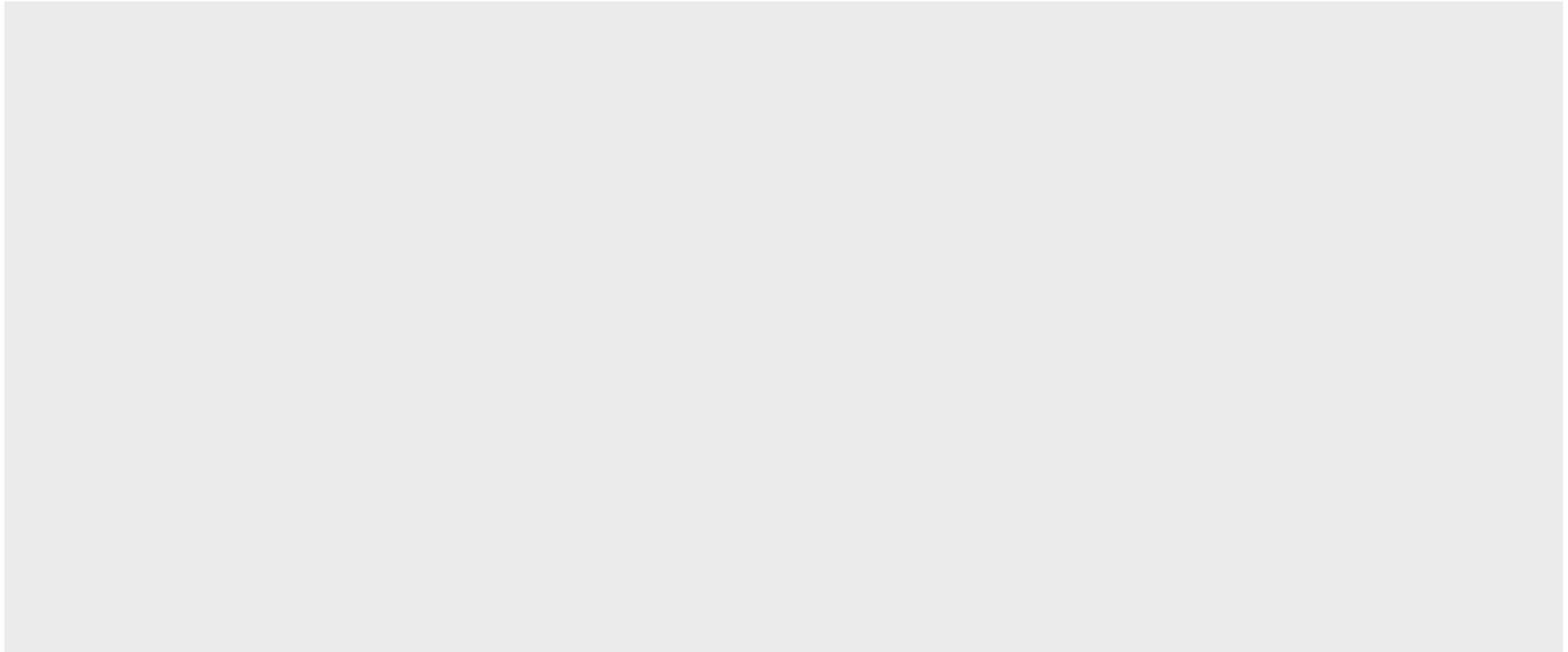
MORTGAGE ADVICE

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. SALE SUBJECT TO GRANT OF PROBATE.







Tenure

Freehold

Council Tax Band

A

Viewing Arrangements

Strictly by appointment

Contact Details

Anthony House

Anthony Street

Stanley

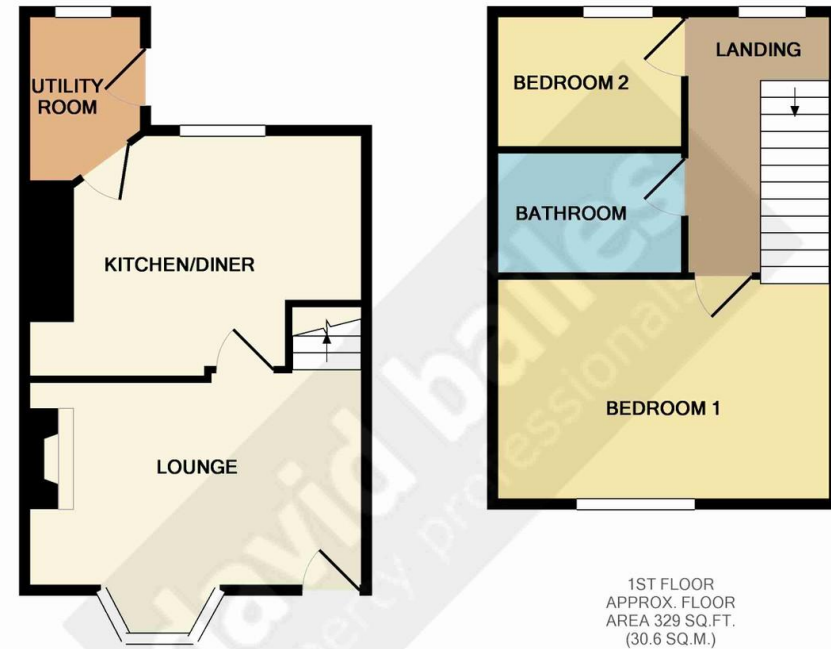
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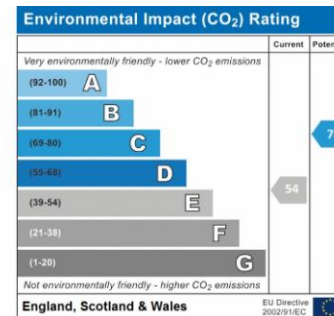
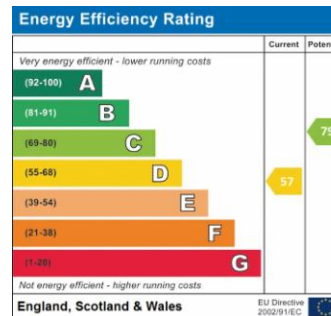


GROUND FLOOR
APPROX. FLOOR
AREA 331 SQ.FT.
(30.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 660 SQ.FT. (61.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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