

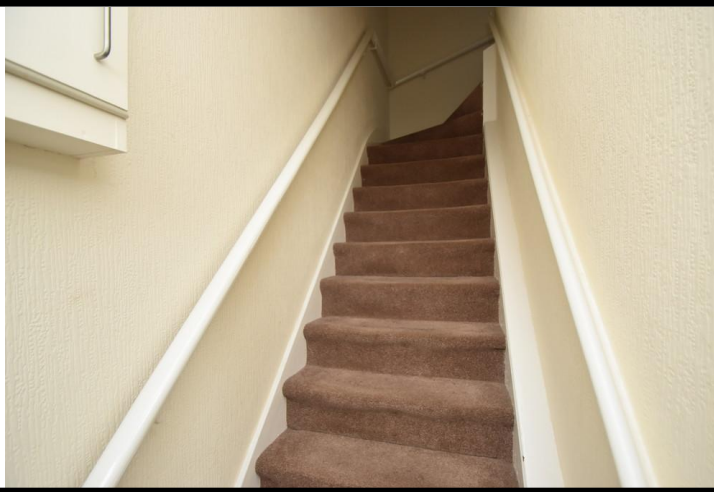


Spenn Street | Stanley | Co. Durham | DH9 7NJ

An inviting two-bedroom terraced house is ideally located within walking distance of the town centre and in close proximity to essential local amenities. Offered with no onward chain, this property presents an excellent opportunity to create a delightful home. Key features include a spacious rear yard and a layout comprising a hallway, lounge, a kitchen/diner, a ground floor WC, two well-sized bedrooms, and a family bathroom on the first floor. Additional benefits include gas central heating, uPVC double glazing, a Council Tax band of A, freehold tenure, and an EPC rating of D (64).

£58,500

- Mid terraced house.
- Two bedrooms.
- No onward chain.
- Close to the town centre.
- Spacious rear yard.



Property Description

HALLWAY

uPVC entrance door with matching double glazed window over, stairs to the first floor, single radiator and a door leading to the lounge.

LOUNGE

13' 5" x 12' 3" (4.09m x 3.75m) Wall mounted gas fire with wooden fire surround and tiled inlay. uPVC double glazed window, laminate flooring, double radiator, large storage cupboard, coving and a door leading to the kitchen/diner.

KITCHEN/DINER

9' 4" x 16' 2" (2.85m x 4.93m) Fitted with a range of wall and base units finished in white with contrasting laminate worktops and tiled splash-backs. Integrated electric oven/grill, four ring gas hob with stainless steel splash-back and extractor canopy over. Space for appliances, stainless steel sink with vegetable drainer and mixer tap, wall mounted gas central heating boiler, laminate flooring, double radiator, hard-wire heat/smoke alarm,

door leading to the WC/utility room, uPVC double glazed window and matching rear exit door.

WC/UTILITY ROOM

4' 7" x 4' 10" (1.41m x 1.48m) WC, pedestal wash basin, plumbed for a washing machine, uPVC double glazed window and an extractor fan.

FIRST FLOOR

LANDING

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

BEDROOM 1 (TO THE FRONT)

10' 0" x 16' 2" (maximum) (3.06m x 4.93m) Large alcove, uPVC double glazed window and a single radiator.

BEDROOM 2 (TO THE REAR)

13' 7" x 8' 11" (4.16m x 2.74m) uPVC double glazed window

and a single radiator.

BATHROOM

10' 2" x 6' 9" (3.11m x 2.06m) A white suite featuring a panelled bath with shower fitment, pedestal wash basin, WC, airing cupboard housing the hot water cylinder, tiled splash-backs, uPVC double glazed window and a single radiator.

HEATING

Gas fired central heating via boiler and radiators.

ENERGY EFFICIENCY

EPC rating D (64). 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.

SELECTIVE LICENCE

Please note that this property falls within the Local Authority Selective Licensing zone where a Landlord is required to register the property with the council every five years. Charges apply. Please visit www.durham.gov.uk/selectivelicensing for further information.

VIEWINGS

Strictly by appointment with David Bailes on 01207 231111.

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

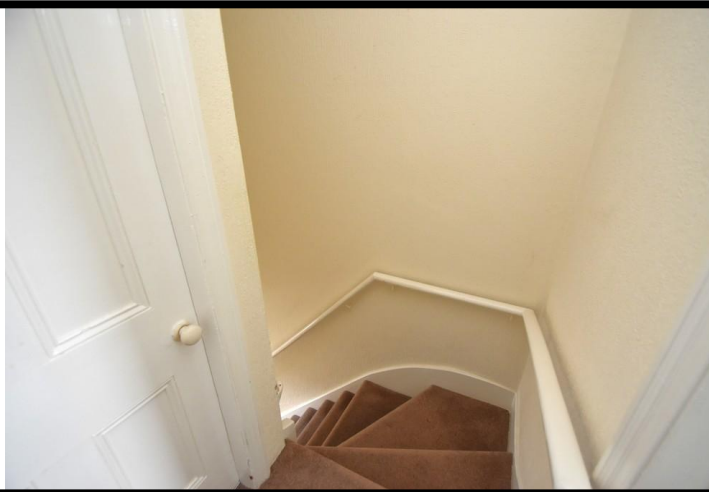
Money Laundering Regulations we require proof of identification from all buyers before acceptance letters are sent and solicitors can be instructed.

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

DH9 8AF

www.davidbailes.co.uk

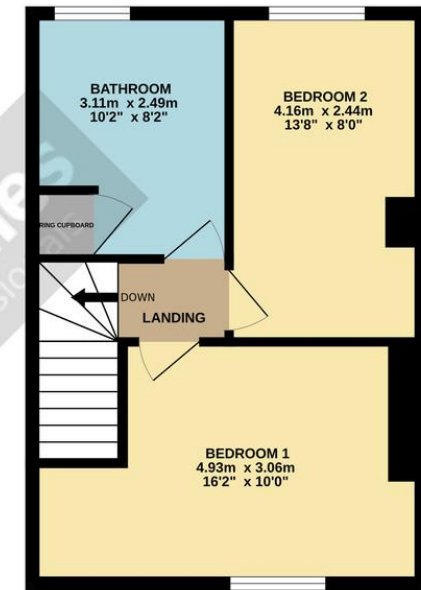
info@davidbailes.co.uk

01207231111

GROUND FLOOR
34.3 sq.m. (370 sq.ft.) approx.

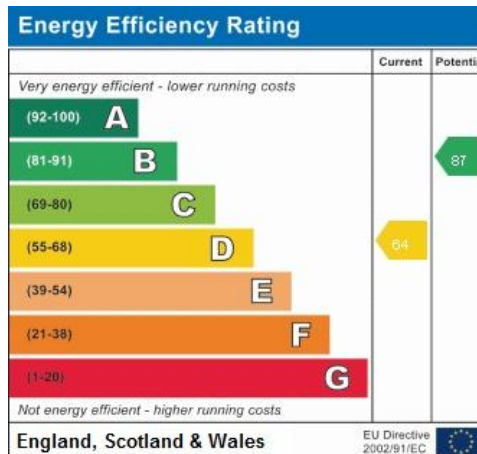


1ST FLOOR
34.7 sq.m. (374 sq.ft.) approx.



TOTAL FLOOR AREA: 69.0 sq.m. (743 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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