



## The Villas | Greencroft | Stanley | DH9 8PA

This spacious three bedroom semi-detached house is located in a popular part of Greencroft and benefits from having a garage a very large garden and no onward chain. The sale is subject to probate being granted. The accommodation comprises a rear entrance porch, kitchen, ground floor bathroom, dining room which opens to the lounge, hallway, first floor landing and three bedrooms. Self-contained yard, detached single garage, side path leads to large garden. Gas combi central heating, freehold tenure, Council Tax band C, EPC rating D (60). Virtual tour available.

£150,000

- Semi-detached house
- 3 bedrooms
- Large garden
- Detached single garage
- No upper chain



## Property Description

### REAR PORCH

6' 7" x 2' 9" (2.01m x 0.86m) uPVC double glazed entrance door, matching windows, tiled floor and a door leading to the kitchen.

### KITCHEN

10' 0" x 8' 0" (3.06m x 2.45m) Fitted with a range of high gloss wall and base units finished in white with contrasting laminate worktops and fully tiled walls. Slot-in electric cooker with extractor over, integrated fridge and freezer, sink with mixer tap, plumbed for a washing machine, uPVC double glazed window, double radiators, Amtico style flooring, doors to the bathroom and dining room.

### BATHROOM

8' 8" x 7' 11" (2.66m x 2.43m) Fully tiled walls, partly tiled floor. Large corner bath with shower fitment, curtain and rail, pedestal wash basin, WC, uPVC double glazed window and double radiator.

### LOUNGE/DINER

23' 9" x 14' 10" (7.24m x 4.54m) Spanning the full depth of the property the area is separated into a lounge and dining area with a large opening in-between. The first area has a Louis style fire surround with marble inlay and hearth with inset gas fire. Dado rail, double radiator, TV aerial point, uPVC double glazed window and a large under-stair storage cupboard and radiator. To the front there is a dado rail, double radiator, uPVC double glazed window and telephone point. Door leads to the hallway.

### HALLWAY

Stairs to the first floor, dado rail, single radiator, arch with sculpted corbels and a door leading to the front lobby.

### FRONT LOBBY

uPVC double glazed exit door.

### FIRST FLOOR

#### LANDING

Storage cupboard, dado rail and doors leading to the bedrooms.

#### BEDROOM 1 (TO THE FRONT)

12' 8" x 11' 3" (3.88m x 3.43m) Fitted wardrobes, uPVC double glazed window and a single radiator.

#### BEDROOM 2 (TO THE REAR)

10' 8" x 11' 10" (3.26m x 3.61m) Fitted wardrobes (incorporating the gas combi central heating boiler), uPVC double glazed window and a single radiator.

#### BEDROOM 3 (TO THE FRONT)

9' 6" x 6' 9" (2.92m x 2.07m) uPVC double glazed window and a single radiator.

## EXTERNAL

### TO THE FRONT

A large garden with patio, shrubs, trees and conifers, timber shed, boarded by fence and mature hedges.

### TO THE REAR & SIDE

Self-contained yard, cold water supply tap and side path.

### PARKING

There is on-street parking to the rear plus there is a detached single garage. Please note that there is no official dropped curb in front of the garage.

### HEATING

Gas fired central heating via combination boiler and radiators.

### GLAZING

uPVC double glazing installed.

## COUNCIL TAX

The property is in Council Tax band C.

## TENURE

We understand that the property is freehold. We would recommend that any purchaser has this confirmed by their legal advisor.

## ENERGY EFFICIENCY

EPC rating D (60). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

## 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

C

## Viewing Arrangements

Strictly by appointment

## Contact Details

Anthony House

Anthony Street

Stanley

County Durham

DH9 8AF

[www.davidbailes.co.uk](http://www.davidbailes.co.uk)

[info@davidbailes.co.uk](mailto:info@davidbailes.co.uk)

01207231111

GROUND FLOOR  
54.3 sq.m. (584 sq.ft.) approx.



1ST FLOOR  
38.4 sq.m. (414 sq.ft.) approx.



TOTAL FLOOR AREA: 92.7 sq.m. (998 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.  
Made with Metropix C2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	80	
(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



rightmove  
find your happy

