



## Ryton Crescent | Shield Row | Stanley | DH9 0HF

This versatile extended semi-detached house is ideal for those seeking an affordable four-bedroom property. The dining room can be converted into a fourth bedroom with its own en-suite. The well-maintained house offers ample outdoor space, including out-buildings and potential off-street parking. The ground floor comprises a hallway, lounge, kitchen/diner, rear hallway, dining room/4th bedroom, shower room/WC, and a conservatory accessible from the rear garden. The first floor includes a landing, three bedrooms, and a bathroom. Additional features include gas combi central heating, EPC rating C (73), freehold status, and Council Tax band A. A virtual tour is available on our YouTube channel and property portals.

£138,000

- Versatile extended semi-detached house
- Affordable four-bedroom property
- Dining room can be converted into a 4th bedroom with en-suite
- Includes out-buildings and potential off-street parking
- Ground floor: hallway, lounge, kitchen/diner, rear hallway, dining room/4th bedroom, shower room/WC,



## Property Description

### HALLWAY

uPVC double glazed entrance door, double radiator with cover, stairs to the first floor and a door leading to the lounge.

### LOUNGE

11' 5" x 16' 4" (3.48m x 4.98m) uPVC double glazed window, double radiator, coving, TV aerial and a door leading to the kitchen/diner.

### KITCHEN/DINER

10' 4" x 13' 4" (3.15m x 4.07m) Fitted with a range of wall and base units with contrasting laminate worktops and fully tiled walls and floor. Integrated electric oven/grill, five ring gas hob with stainless steel splash-back and extractor canopy over. Sink with vegetable drainer and mixer tap, plumbed for a washing machine and also for a dishwasher, space for a fridge/freezer, double radiator, uPVC double glazed window, coving and a door to the rear hallway.

### REAR HALLWAY

Tiled floor, single radiator, two storage cupboards, one housing the gas combi central heating boiler, uPVC double glazed side exit door and a door leading to the dining room/bedroom 4.

### DINING ROOM/BEDROOM 4

10' 5" x 8' 11" (3.20m x 2.72m) Located on the ground floor in the rear extension with uPVC double glazed window and matching rear exit door, single radiator, loft access hatch, coving and a sliding door to the en-suite wet room shower/WC.

### WET ROOM SHOWER/WC

4' 5" x 8' 11" (1.35m x 2.72m) Electric shower with curtain and rail, pedestal wash basin, WC, PVC panelled walls, wall extractor fan, electric heater and a uPVC double glazed window.

### CONSERVATORY

9' 8" x 9' 2" (2.95m x 2.80m) Accessed from the rear garden. uPVC double glazed frames, vaulted ceiling, power points and

French doors.

### FIRST FLOOR

#### LANDING

uPVC double glazed window, loft access hatch with fixed pull-down loft ladder (part boarded for storage). Doors lead to the remaining bedrooms and bathroom.

#### BEDROOM 1 (TO THE REAR)

11' 8" x 11' 1" (3.58m x 3.38m) Fitted sliding wardrobes, uPVC double glazed window, single radiator and coving.

#### BEDROOM 2 (TO THE FRONT)

10' 2" x 11' 1" (3.10m x 3.38m) Fitted sliding wardrobes, uPVC double glazed window, single radiator and coving.

#### BEDROOM 3 (TO THE REAR)

8' 5" x 8' 4" (2.58m x 2.56m) uPVC double glazed window, single radiator and coving.

#### BATHROOM

6' 8" x 8' 3" (2.04m x 2.54m) A white suite featuring a panelled bath with electric shower over, pedestal wash basin, WC, airing cupboard, single radiator, uPVC double glazed window and a tiled splash-back around the bath.

#### EXTERNAL

##### TO THE FRONT & SIDE

Lawn and block-paved patios providing potential official off-street parking (would require an official dropped curb), side path to rear garden.

##### TO THE REAR

A low maintenance garden with paved patios, cold water supply tap, timber summer house, additional timber sheds with power points, enclosed by fencing.

#### 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

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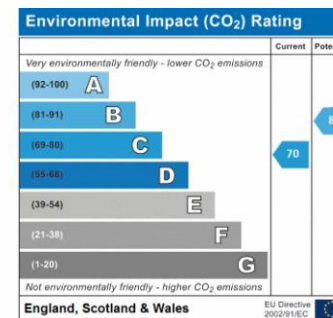
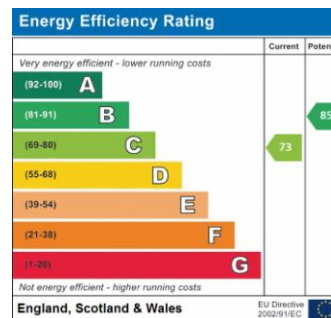
GROUND FLOOR  
59.7 sq.m. (642 sq.ft.) approx.



1ST FLOOR  
38.7 sq.m. (416 sq.ft.) approx.



TOTAL FLOOR AREA: 98.4 sq.m. (1059 sq.ft.) approx.  
While 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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