



## Palm Terrace | Craghead | Stanley | DH9 6DA

We offer this very well presented two bedroom semi-detached bungalow with gardens to front and rear, gas combi central heating and is available with no upper chain. The accommodation comprises an entrance porch, hallway, two double bedrooms, a wet room shower/WC, lounge and kitchen/breakfast room. Council Tax band A, freehold, EPC rating D (63). Viewing highly recommended. Virtual tour available.

£98,000

- Semi-detached bungalow
- 2 double bedrooms
- No upper chain
- Gardens
- Well presented



## Property Description

### PORCH

7' 0" x 3' 8" (2.14m x 1.13m) uPVC double glazed entrance door with matching windows and a glazed door to the hallway.

### HALLWAY

6' 3" x 5' 6" (1.93m x 1.68m) Loft access hatch, single radiator and doors leading to the bedrooms, shower room and lounge.

### BEDROOM 1 (TO THE FRONT)

10' 11" x 13' 5" (3.33m x 4.10m) uPVC double glazed window and a double radiator.

### BEDROOM 2 (TO THE REAR)

11' 11" x 12' 11" (3.65m x 3.94m) uPVC double glazed window and a double radiator.

### SHOWER ROOM/WC

8' 6" x 5' 4" (2.61m x 1.65m) A wet room design with electric shower, curtain and rail, wash basin with base storage, WC,

double radiator, PVC panelled walls and ceiling, uPVC double glazed window and an extractor fan.

### LOUNGE

15' 5" x 11' 11" (4.72m x 3.65m) Feature fire surround and hearth, electric stove, cupboard housing the gas combi central heating boiler, uPVC double glazed window, single radiator and a glazed door leading to the kitchen/breakfast room.

### KITCHEN/BREAKFAST ROOM

9' 3" x 11' 10" (2.84m x 3.63m) Fitted with a range of high gloss wall and base units with soft closing doors and drawers finished in cream with contrasting laminate worktops and tiled splash-backs. Slot-in electric cooker with extractor canopy over, stainless steel sink with vegetable drainer and mixer tap, plumbed in washing machine, free standing fridge/freezer, space for a dining table, double radiator, uPVC double glazed window and matching rear exit door to the rear garden.

### EXTERNAL

#### TO THE FRONT

Lawn garden, hedge and path leading to the rear.

#### TO THE REAR

Lawn garden, timber shed, cold water supply tap enclosed by timber fence.

### HEATING

Gas fired central heating via combination boiler and radiators.

### GLAZING

uPVC double glazing installed.

### ENERGY EFFICIENCY

EPC rating D (63). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

## COUNCIL TAX

The property is in Council Taxband 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. Please do not attend if you have recently shown symptoms of the Covid-19 virus. We may need to restrict the number of people within the property at one time and limit time of the viewing to 15 minutes.

## 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.

## NEED A MORTGAGE?

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. Please note that the sale of the property is subject to probate being granted







## Tenure

Freehold

## Council Tax Band

A

## Viewing Arrangements

Strictly by appointment

## Contact Details

Anthony House

Anthony Street

Stanley

County Durham

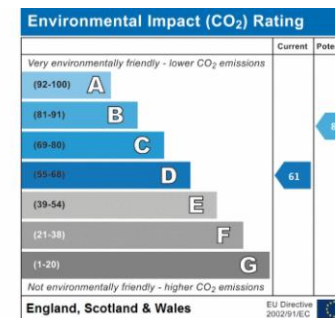
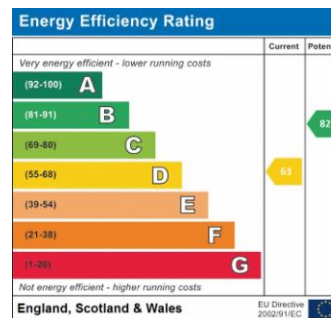
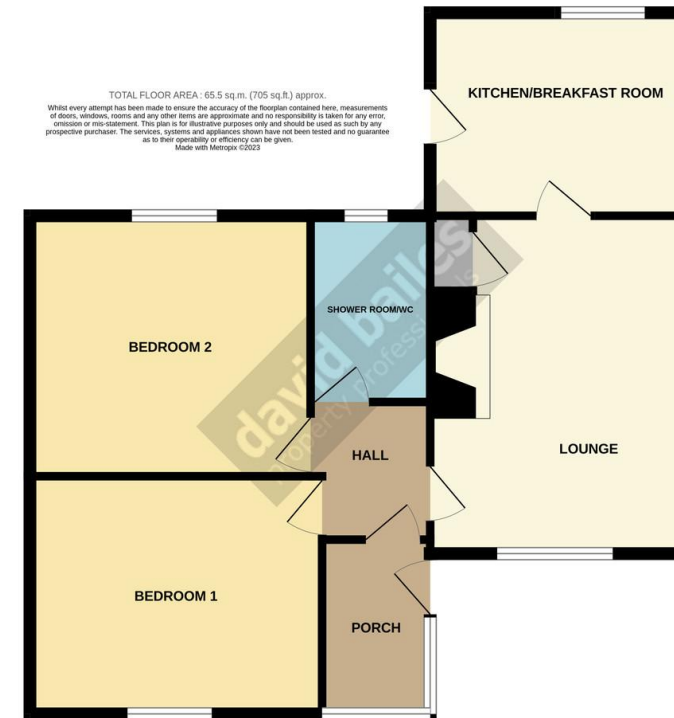
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GROUND FLOOR  
65.5 sq.m. (705 sq.ft.) approx.



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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