

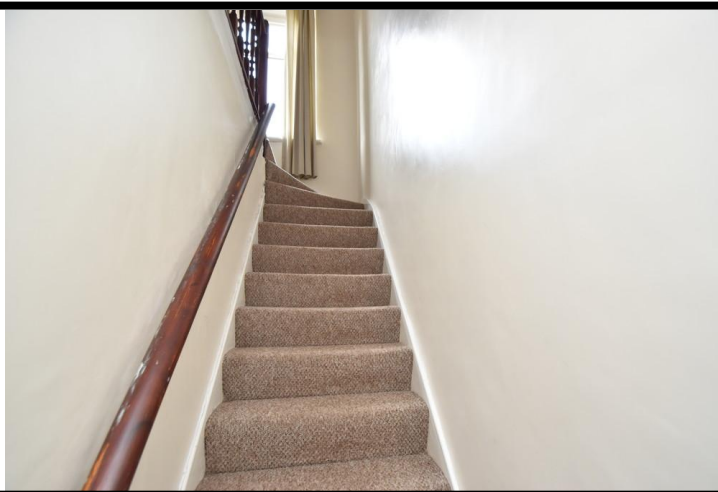


Wylam Terrace | Shield Row | Stanley | DH9 0EF

A charming terraced house with three bedrooms and two reception rooms, situated in the popular Shield Row area of Stanley. This property is ideally suited for first-time buyers or investors, offering both character and potential with its high ceilings. The accommodation includes an inviting lobby, a comfortable lounge, an inner hallway, a spacious dining room, a well-appointed kitchen, a bathroom, and three generously sized bedrooms. Additionally, the property features a private yard to the rear, providing a secluded outdoor space. Council Taxband A, freehold, EPC rating D (66). Virtual tour available.

£95,000

- Mid terraced house
- Two reception rooms
- 3 bedrooms
- Kitchen & bathroom
- Self contained rear yard



Property Description

.LOBBY

4' 0" x 3' 4" (1.24m x 1.03m) uPVC double glazed entrance door, door to the lounge.

LOUNGE

10' 2" (into alcove) x 18' 3" (3.11m x 5.58m) uPVC double glazed window, central heating double panelled radiator, telephone point, satellite TV cables, coving and a door to the inner hallway.

INNER HALLWAY

Stairs to the first floor, central heating double panelled radiator and a door leading to the dining room.

DINING ROOM

14' 11" (maximum) x 14' 11" (maximum) (4.57m x 4.55m) Feature archways to alcoves with base storage cupboard, dado rail, storage cupboard housing the gas combi central heating boiler, central heating double panelled radiator, coving,

uPVC double glazed window and an archway through to the kitchen.

KITCHEN

12' 2" (maximum) x 8' 10" (3.72m x 2.70m) White wall and base units with laminate worktops and tiled splash-backs. Slot in electric cooker, plumbed for a washing machine, stainless steel single drainer sink with vegetable drainer and mixer tap, tiled floor, uPVC double glazed window, matching rear exit door, small passage leads to the bathroom, tiled floor.

BATHROOM

7' 5" x 7' 10" (2.27m x 2.40m) A white suite featuring a panelled bath, separate cubicle with glazed door and mains-fed shower. Wash basin with base storage, low level WC, part tiled walls, tiled floor, central heating double panelled radiator, two uPVC double glazed windows, extractor fan and a PVC panelled ceiling.

FIRST FLOOR LANDING

Storage cupboard uPVC double glazed window, loft access hatch and doors leading to the bedrooms.

BEDROOM 1 (TO THE REAR)

11' 11" x 11' 8" (3.65m x 3.56m) uPVC double glazed window, central heating single panelled radiator and coving.

BEDROOM 2 (TO THE FRONT)

13' 0" x 10' 1" (3.98m x 3.09m) uPVC double glazed window, central heating single panelled radiator and coving.

BEDROOM 3 (TO THE FRONT)

9' 10" x 7' 9" (3.01m x 2.38m) uPVC double glazed window and a central heating single panelled radiator.

EXTERNAL

Externally there is a front garden with patio area and an enclosed rear yard.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (66). 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

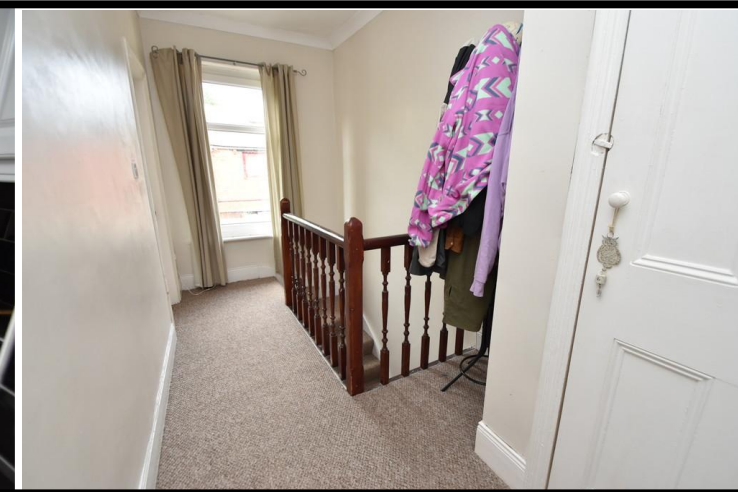
Please note that all offers will require financial verification including mortgage agreement in principle, proof of deposit funds, proof of available cash and full chain details including selling agents and solicitors down the chain. Under New Money Laundering Regulations we require proof of identification from all buyers before acceptance letters are sent and solicitors can be instructed.

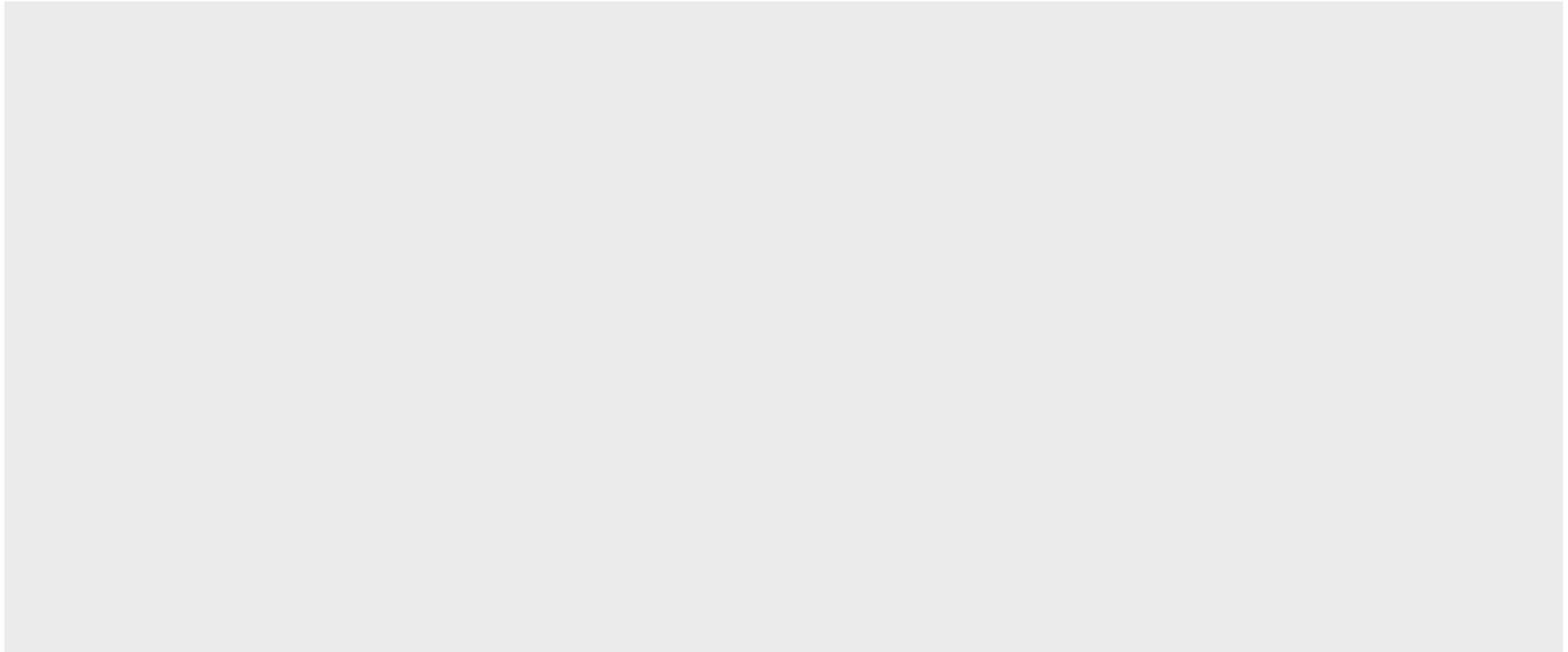
MORTGAGE ADVICE

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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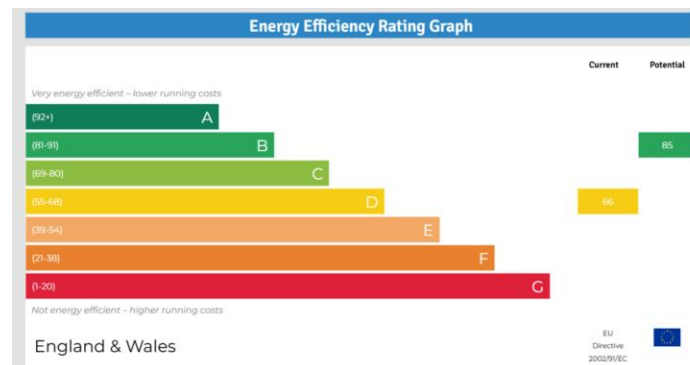


1ST FLOOR
APPROX. FLOOR
AREA 41.6 SQ.M.
(448 SQ.FT.)

GROUND FLOOR
APPROX. FLOOR
AREA 53.0 SQ.M.
(570 SQ.FT.)

TOTAL APPROX. FLOOR AREA 94.5 SQ.M. (1018 SQ.FT.)

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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