



Palmer Street | Stanley | Co. Durham | DH9 7RD

This spacious two-bedroom terraced house is offered with no upper chain and benefits from a loft storage room. Located within walking distance of Stanley town centre, this property is perfect for first-time buyers or as an investment opportunity. The accommodation includes an entrance lobby, a welcoming hallway, a generous lounge/diner, a kitchen, a ground floor bathroom, and two bedrooms, both featuring fitted wardrobes. A staircase from the second bedroom leads to a useful loft storage room. The property also boasts a rear yard, gas combi central heating, uPVC double glazing, and is in Council Tax band A. It is freehold with an EPC rating of D (64). Virtual tours are available for convenience.

£69,950

- No upper chain for a hassle-free purchase.
- Two spacious bedrooms with fitted wardrobes.
- Loft storage room accessible from the second bedroom.
- Walking distance to Stanley town centre.
- Ideal for first-time buyers or investors.



Property Description

LOBBY & HALLWAY

uPVC double glazed entrance door, dado rail, single radiator, under-stair cupboard and a door leading to the lounge/diner.

LOUNGE/DINER

22' 7" x 11' 10" (6.90m x 3.63m) Louis style fire surround, tiled inlay and hearth, electric stove, dado rail, uPVC double glazed window, wall lights, two single radiators, coving, TV cables, telephone point, stairs to the first floor and a door leading to the kitchen.

KITCHEN

7' 6" x 15' 1" (2.30m x 4.60m) Fitted with a range of wall and base units with matching laminate worktops and tiled splash-backs. Slot-in electric cooker, stainless steel sink with mixer tap, plumbed for a washing machine, space for an additional appliance, tiled floor, double radiator, door to the bathroom, uPVC double glazed window and matching rear exit door to the yard.

BATHROOM

6' 0" x 7' 8" (1.83m x 2.36m) A white suite featuring a panelled bath, pedestal wash basin, WC, PVC panelled walls and ceiling, uPVC double glazed window, single radiator and a wall mounted extractor fan.

FIRST FLOOR

LANDING

Doors lead to the bedrooms.

BEDROOM 1 (TO THE FRONT)

13' 0" (maximum) x 15' 5" (3.97m x 4.71m) Fitted sliding wardrobes, uPVC double glazed window, single radiator and coving.

BEDROOM 2 (TO THE REAR)

9' 3" x 12' 2" (2.84m x 3.73m) Wardrobe with sliding doors housing the gas combi central heating boiler, uPVC double glazed window, single radiator, coving and a door leading to a

staircase to the loft storage room.

LOFT STORAGE ROOM

10' 4" x 11' 3" (3.15m x 3.43m) Accessed via a staircase off bedroom two with landing and door to the fully boarded and decorated room which has a Velux double glazed window and a double radiator.

EXTERNAL

Small yard to the rear giving access to the rear lane.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

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.

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.

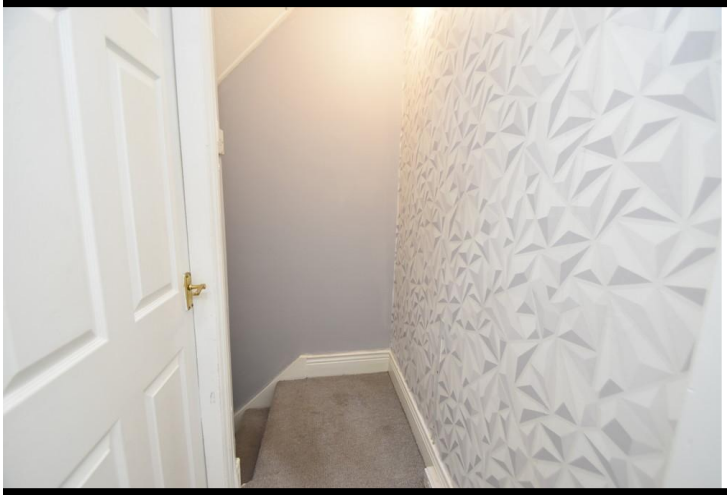
SELECTIVE LICENCE

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.

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

Anthony House

Anthony Street

Stanley

County Durham

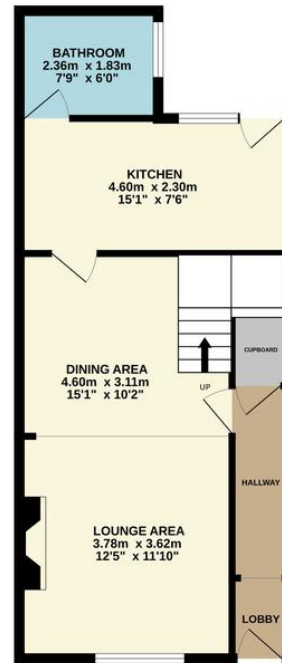
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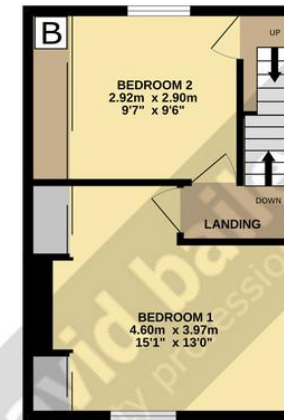
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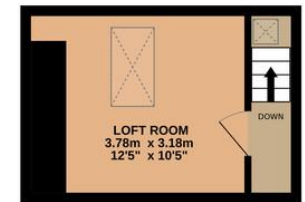
GROUND FLOOR
46.0 sq.m. (495 sq.ft.) approx.



1ST FLOOR
31.1 sq.m. (335 sq.ft.) approx.

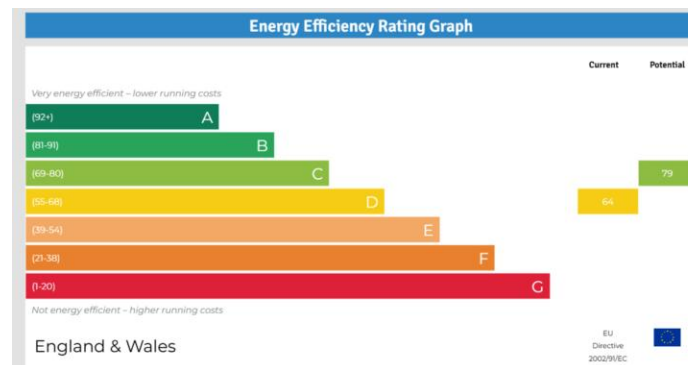


2ND FLOOR
13.1 sq.m. (141 sq.ft.) approx.



TOTAL FLOOR AREA : 90.2 sq.m. (971 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.
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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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