



## The Croft | Greencroft | Stanley | DH9 8NQ

Available with no upper chain this we offer this three bedroom detached house which comes with a detached garage, driveway and garden. The accommodation comprises a hallway, WC, lounge, kitchen, dining room, first floor landing, three bedrooms and a bathroom. Gas combi central heating, uPVC double glazed windows, EPC rating C (73). Freehold, Council Tax band B. Walk-through and 360 degree virtual tours available.

## Offers Over £149,000

- No upper chain: Immediate availability with no onward chain.
- Three-bedroom detached house: Spacious and ideal for families.
- Detached garage: Separate garage for parking or storage.
- Driveway: Off-street parking available.
- Garden: Private outdoor space included.



## Property Description

### HALLWAY

Entrance door to hallway, double radiator, stairs to the first floor and doors leading to the WC and lounge.

### WC

4' 9" x 3' 2" (1.47m x 0.98m) WC, wash basin with tiled splash-back, frosted uPVC double glazed window and a single radiator.

### LOUNGE

13' 8" x 12' 3" (maximum) (4.17m x 3.74m) uPVC double glazed window, TV cables, TV aerial point, coving and a door leading to the kitchen.

### KITCHEN

9' 9" x 7' 8" (2.98m x 2.35m) Fitted with a range of wall and base units with contrasting laminate worktops and tiled splash-backs. Integrated electric oven/grill, four ring gas hob with concealed extractor fan over. Sink with mixer tap, plumbed for

a washing machine, concealed wall mounted gas combi central heating boiler, uPVC double glazed window, kick plate electric heater, under-stair storage cupboard, PVC panelled ceiling, double glazed side exit door and an archway leading to the dining room.

### DINING ROOM

9' 9" x 7' 2" (2.98m x 2.19m) uPVC double glazed sliding patio doors open to the rear garden, single radiator.

### FIRST FLOOR

#### LANDING

8' 7" x 6' 0" (2.63m x 1.83m) uPVC double glazed window, airing cupboard, loft access hatch and doors leading to the bedrooms and bathroom.

#### BEDROOM 1 (TO THE FRONT)

13' 5" x 9' 3" (4.10m x 2.82m) uPVC double glazed window and a single radiator.

#### BEDROOM 2 (TO THE REAR)

10' 0" x 9' 3" (3.07m x 2.82m) uPVC double glazed window and a single radiator.

#### BEDROOM 3 (TO THE FRONT)

8' 10" x 6' 0" (2.71m x 1.83m) uPVC double glazed window and a single radiator. Room to create a cabin bed.

#### BATHROOM

5' 6" x 5' 11" (1.70m x 1.81m) A white suite featuring a panelled bath with electric shower over, PVC panelled splash-backs. Pedestal wash basin, WC, uPVC double glazed window, single radiator and a ceiling mounted extractor fan.

#### EXTERNAL

##### TO THE FRONT

Open plan lawn and driveway which extends to the side to the rear garage.

#### TO THE REAR

A self-contained garden with paved patio, lawn enclosed by timber shed and brick wall. Side gate to driveway and garage.

#### GARAGE AND PARKING

Driveway extends down the side of the property providing lots of off-street parking. Detached single garage in a block of two to the rear.

#### 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.

#### TENURE

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

#### COUNCIL TAX

The property is in Council Tax band B.

#### 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

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.

#### 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

B

## Viewing Arrangements

Strictly by appointment

## Contact Details

Anthony House

Anthony Street

Stanley

County Durham

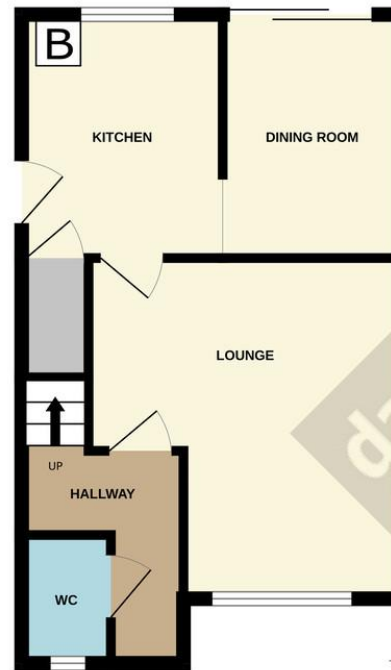
DH9 8AF

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

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

01207231111

GROUND FLOOR  
34.8 sq.m. (375 sq.ft.) approx.

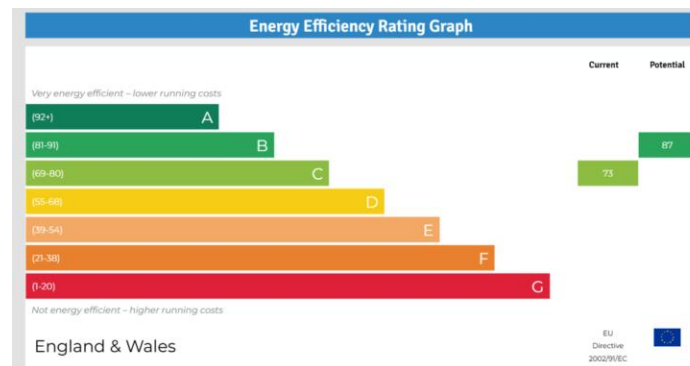


1ST FLOOR  
33.2 sq.m. (358 sq.ft.) approx.



TOTAL FLOOR AREA : 68.0 sq.m. (732 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 ©2024



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

