

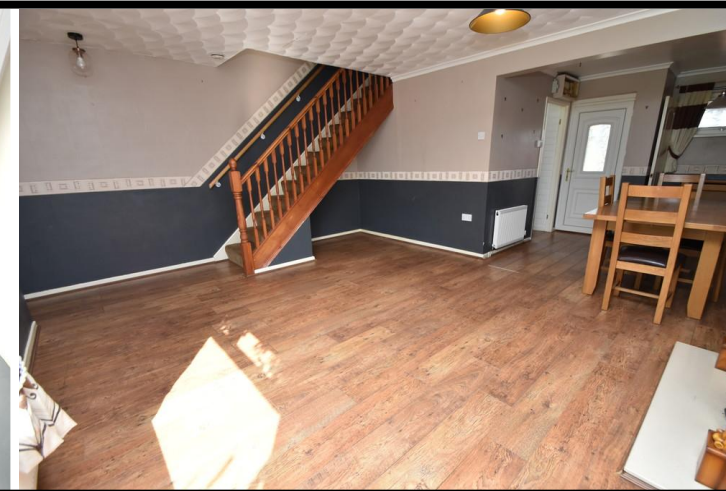


## Pennine Court | Annfield Plain | Stanley | DH9 8TZ

This three bedroom terraced house is available with no upper chain and although requiring some updating the property benefits from a contemporary kitchen, spacious lounge/diner and is heated with an efficient air-sourced heat pump. The accommodation comprises an entrance porch, lounge/diner, kitchen, rear porch, first floor landing, three bedrooms and a shower room/WC. Gardens to the front, yard to the rear plus off-street parking. Sale subject to grant of probate, Council Tax band A, freehold, EPC rating C (73). Virtual tour and 360 degree tours available.

£99,500

- Three-bedroom terraced house: Ideal for families or investors.
- No upper chain: Immediate availability for purchase.
- Contemporary kitchen: Modern design and fittings.
- Spacious lounge/diner: Ample space for living and dining.
- Efficient heating: Powered by an air-sourced heat pump.



## Property Description

### FRONT PORCH

2' 11" x 7' 6" (0.90m x 2.30m) uPVC double glazed entrance door, double radiator, coving and a glazed door to the lounge/diner.

### LOUNGE/DINER

25' 11" (maximum) x 17' 9" (maximum) (7.90m x 5.43m) A spacious room with stairs to the first floor, dark wood fire surround, marble inlay and hearth, uPVC double glazed window, laminate flooring, double radiator, two single radiators, coving, TV aerial point, doorway to the kitchen and a uPVC double glazed door to the rear porch.

### KITCHEN

9' 5" x 7' 3" (2.88m x 2.23m) A contemporary kitchen fitted with Shaker style light grey wall and base units with soft closing doors and drawers and contrasting laminate worktops and fully tiled walls. Integrated fan assisted electric oven/grill, inset four ring gas hob with stainless steel splash-back and canopy

extractor over. Integral microwave and fridge/freezer, plumbed for a washing machine, stainless steel sink with vegetable drainer and mixer tap, laminate flooring and a uPVC double glazed window.

### REAR PORCH

2' 11" x 7' 6" (0.89m x 2.30m) Tiled floor, uPVC double glazed windows and matching rear exit door to yard.

### FIRST FLOOR

#### LANDING

Storage cupboards, one housing a combi central heating boiler, loft hatch and doors leading to the bedrooms and shower room/WC.

#### BEDROOM 1 (TO THE REAR)

10' 6" x 11' 4" (3.22m x 3.47m) Fitted wardrobes, uPVC double glazed window, single radiator and a TV aerial cable.

#### BEDROOM 2 (TO THE FRONT)

12' 4" x 8' 7" (3.76m x 2.63m) Fitted wardrobe with sliding doors, uPVC double glazed window, single radiator and a TV aerial cable.

#### BEDROOM 3 (TO THE FRONT)

6' 6" x 8' 9" (2.00m x 2.68m) Currently set up as a home office with storage cupboard, laminate desk worktop, uPVC double glazed window and a single radiator.

#### SHOWER ROOM/WC

5' 5" x 6' 0" (1.67m x 1.84m) A modern suite featuring a glazed cubicle with electric shower, fully tiled walls in Travertine effect, pedestal wash basin, WC, uPVC double glazed window, chrome towel radiator, wall mirror cabinet and a ceiling extractor fan.

## EXTERNAL

### TO THE FRONT

Garden stocked with shrubs, plants and conifers overlooking a green.

### TO THE REAR

Self-contained yard with large timber shed, paved patio, air-sourced heat pump, raised flower bed, cold water supply tap, enclosed by brick wall and timber fence. Gate lead to the parking bay.

### PARKING

Driveway providing off-street parking. Additional communal parking available opposite within the cul-de-sac.

### HEATING

Electric Hitachi air-sourced heat pump and radiators which was installed in 2021.

## 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

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](http://www.durham.gov.uk/selectivelicensing) for further information.

## 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, TX and Instagram. To arrange a viewing please contact the office. We have also created a 360 degree tour which is available on our website.

## 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.

**PLEASE NOTE THE SALE 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

DH9 8AF

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

01207231111

GROUND FLOOR  
45.2 sq.m. (487 sq.ft.) approx.

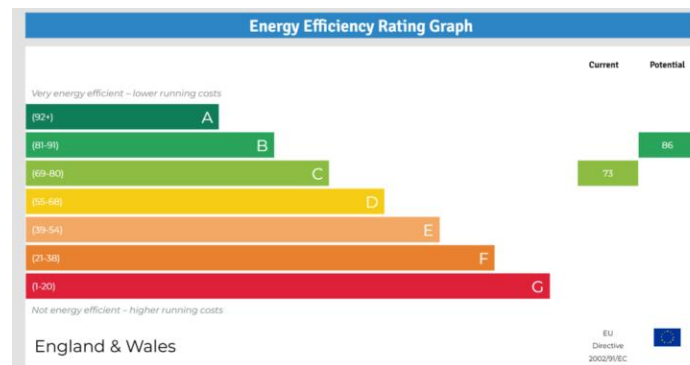


1ST FLOOR  
38.1 sq.m. (410 sq.ft.) approx.



TOTAL FLOOR AREA: 83.4 sq.m. (897 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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