



Ballater Close | East Stanley | Stanley | DH9 6UN

Situated in a sought-after cul-de-sac in East Stanley, this three-bedroom semi-detached home is offered with no onward chain. The property boasts gardens at the front and rear, a driveway, an attached garage with an electric door, and the added advantage of leased solar panels. The interior features a welcoming hallway, a spacious lounge/diner, a kitchen, a utility room, three bedrooms, and a bathroom on the first floor. Additional benefits include gas combi central heating, uPVC double glazing, and a Council Taxband B. The property is freehold with an EPC rating of B (85). Virtual tours are available on our website.

£159,950

- Three-bedroom semi-detached home.
- Desirable cul-de-sac location in East Stanley.
- No onward chain for quick possession.
- Front and rear gardens.
- Driveway and attached garage with electric door.



Property Description

HALLWAY

13' 10" x 5' 10" (4.23m x 1.80m) uPVC double glazed entrance door with matching side window, laminate flooring, double radiator, stair to the first floor with storage cupboard beneath, additional cupboard and doors leading to the lounge/diner and kitchen.

LOUNGE/DINER

22' 8" x 12' 1" (maximum) (6.93m x 3.70m) Marble fire surround, inlay and hearth, inset electric fire, uPVC double glazed windows and matching French door to the rear garden. Double radiators, serving hatch, telephone point, TV aerial socket and coving.

KITCHEN

8' 3" x 9' 10" (2.52m x 3.00m) Fitted with a range of base unit with contrasting laminate worktops and tiled splash-backs. Space for a slot-in cooker, space for a fridge, stainless steel sink with vegetable drainer and mixer tap, storage cupboard

with shelving, uPVC double glazed window, single radiator and a door leading to the utility room.

UTILITY ROOM

6' 1" x 7' 8" (1.86m x 2.35m) Plumbed for a washing machine, space for additional appliance, cold water supply tap, uPVC rear exit door to the garden, matching side window and a door leading to the attached single garage.

GARAGE

17' 1" x 7' 9" (5.23m x 2.38m) Attached single garage with electric roller door, power points, lighting, rear door to utility and a wall mounted gas combi central heating boiler.

FIRST FLOOR

LANDING

uPVC double glazed window, storage cupboard, loft access hatch and door leading to the bedrooms and bathroom.

BEDROOM 1 (TO THE FRONT)

12' 5" x 9' 6" (3.80m x 2.92m) uPVC double glazed window and a single radiator.

BEDROOM 2 (TO THE REAR)

9' 11" x 9' 6" (3.03m x 2.90m) uPVC double glazed window and a single radiator.

BEDROOM 3 (TO THE FRONT)

8' 0" x 8' 6" (2.44m x 2.61m) uPVC double glazed window and a single radiator.

BATHROOM

5' 6" x 8' 5" (1.70m x 2.58m) AA white suite featuring a panelled bath with electric shower over, curtain, rail and fully tiled walls. Wash basin with base storage, WC, double radiator, uPVC double glazed window and inset spotlights.

EXTERNAL

TO THE FRONT

Open plan lawn with shrubs and conifers, block-paved driveway to garage,

TO THE REAR

Lawn garden with shrubs and conifers, enclosed by timber fence with rear gate.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating B (85). Please speak to a member of staff for a copy of the full Energy Performance Certificate. Photovoltaic solar panels with a net capacity of 3.03kW were installed in

October 2015 which are subject to a 25 year lease. The company that installed them receives an on-going feed-in-tariff from the National Grid for any excess energy produced, the owner of the property enjoys cheaper electricity from the energy produced from the panels. At the end of the 25 year lease the panels will transfer ownership to whoever owns the property at that time. We recommend that any purchaser ensures that their solicitor reviews the contract prior to exchange and completion.

COUNCIL TAX

The property is in Council Tax band B which is currently £1,891 per annum.

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 walk-through 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. We have also created a 360 degree tour available on our website www.davidbailes.co.uk 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

B

Viewing Arrangements

Strictly by appointment

Contact Details

Anthony House

Anthony Street

Stanley

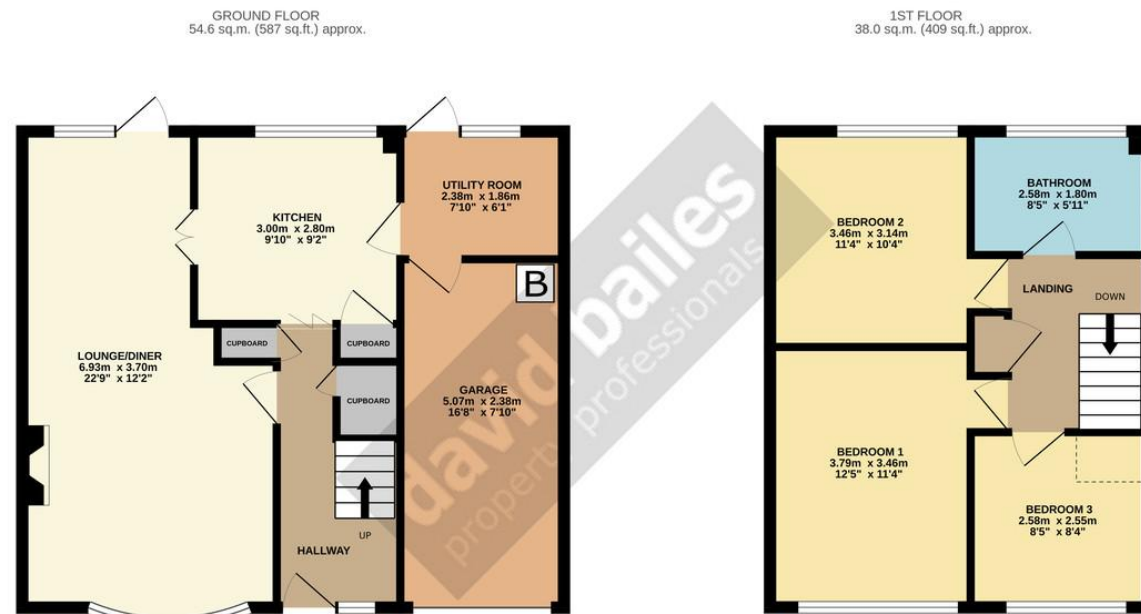
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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

