



Sylvia Terrace | Shield Row | Stanley | DH9 0EG

We offer this extended three bedroom double fronted terraced house which should prove popular with growing families and those that need to work from home as in addition to the three bedrooms there is also a study. No upper chain. The ground floor has an entrance porch, open plan living room/diner, under-stair WC, and a contemporary breakfasting kitchen. To the first floor is a landing, three bedrooms, study and family bathroom. Forecourt garden to the front and a self-contained yard to the rear. EPC rating D (63), freehold tenure, gas combi central heating and uPVC double glazing. Virtual tour available.

Offer in Region £115,000

- Extended double fronted terraced house
- 3 bedrooms, no chain
- Open plan lounge/diner
- Study
- Breakfasting kitchen



Property Description

ENTRANCE PORCH

3' 8" x 4' 11" (1.12m x 1.51m) uPVC double glazed entrance door with matching windows, tiled floor and a uPVC double glazed door to the lounge/diner.

LOUNGE/DINER

17' 4" (maximum) x 23' 3" (maximum) (5.30m x 7.09m) Large bay with uPVC double glazed windows with plantation style shutters, additional window in the dining room, feature fire surround with inset gas fire, TV aerial and telephone points, three double glazed windows (two with covers), stairs to the first floor with storage area beneath, door to the WC and twin glazed doors to the breakfasting kitchen.

WC

5' 11" x 2' 9" (1.81m x 0.84m) WC, wash basin, part tiled walls, tiled floor and a wall mounted extractor fan.

BREAKFASTING KITCHEN

7' 10" x 23' 3" (2.40m x 7.09m) Fitted with a range of wall and base units with contrasting laminate worktops and tiled splash-backs. Cooking range with splash-back and extractor canopy over, integrated dishwasher, plumbed in washing machine, tumble dryer and free-standing fridge/freezer included. Concealed wall mounted gas combi central heating boiler, stainless steel single drainer sink with vegetable drainer and mixer tap, laminate flooring, wall extractor fan, double radiator, uPVC double glazed windows and matching rear exit door.

FIRST FLOOR

LANDING

Loft access hatch, radiator with cover, hard-wired smoke alarm and doors leading to the bedrooms, study and bathroom.

BEDROOM 1 (TO THE FRONT)

11' 5" x 11' 10" (3.50m x 3.63m) Fitted wardrobes with sliding doors, uPVC double glazed window with plantation style

shutters and a double radiator.

BEDROOM 2 (TO THE FRONT)

11' 6" x 11' 4" (3.52m x 3.46m) uPVC double glazed window with plantation style shutters, double radiator and TV aerial point.

BEDROOM 3 (TO THE REAR)

7' 10" x 11' 10" (2.40m x 3.63m) Fitted wardrobes with sliding doors, uPVC double glazed window and a single radiator.

STUDY

6' 1" x 7' 0" (1.86m x 2.15m) A useful storage room or study with single radiator. Please note there is no window to this room.

BATHROOM/SHOWER

9' 4" x 10' 3" (2.86m x 3.13m) A white suite with panelled bath, separate walk-in glazed enclosure with thermostatic shower, wash basin with base storage, WC. PVC panelled walls and

ceiling with inset LED spotlights, uPVC double glazed window, tiled floor, chrome towel radiator and a wall mounted extractor fan.

EXTERNAL

TO THE FRONT

Forecourt garden.

TO THE REAR

Self-contained yard.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (63). Please speak to a member of staff for a

copy of the full Energy Performance Certificate.

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. If you would like to view the property please ensure that you wear appropriate PPE and adhere to social distancing. We may need to restrict the number of people within the property at one time and limit time of the viewing to 15 minutes. Please do not attend if you have recently shown symptoms of the Covid-19 virus.

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.

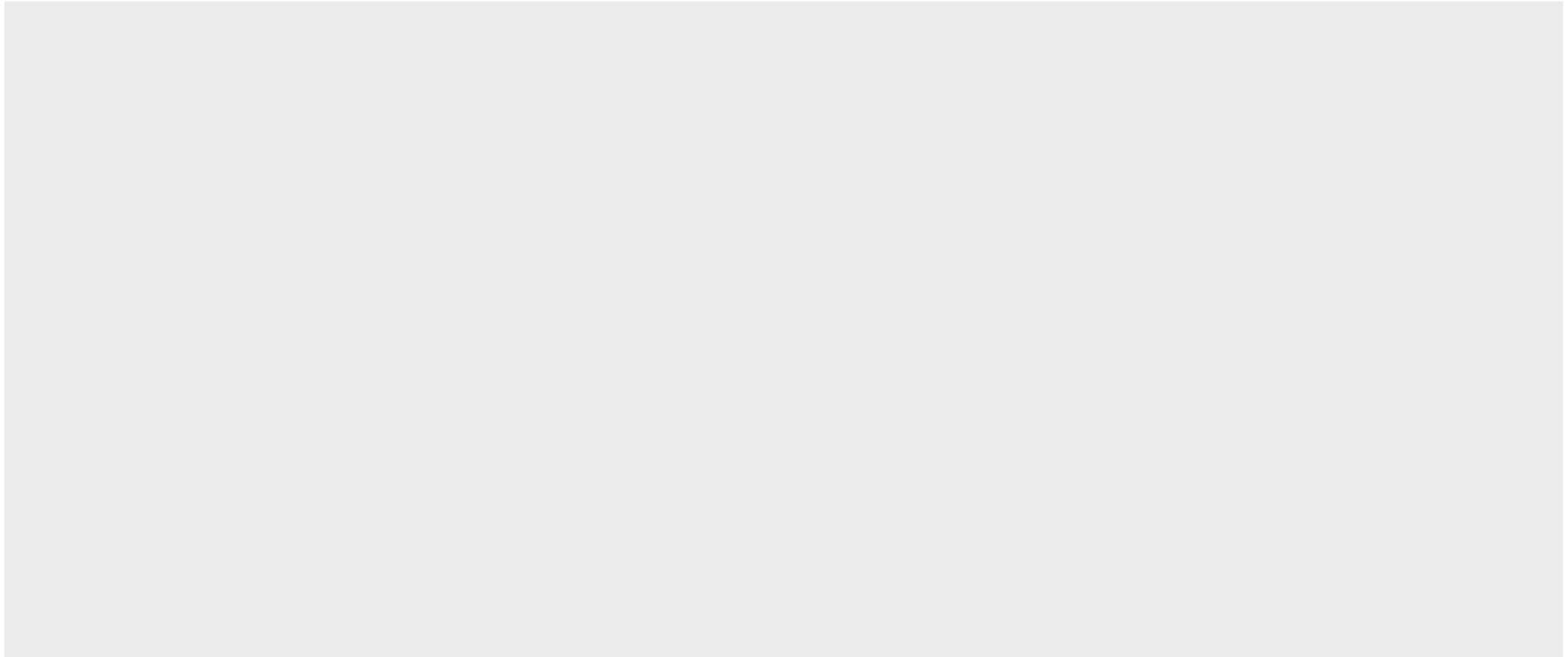
NEED A MORTGAGE?

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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GROUND FLOOR
56.0 sq.m. (602 sq.ft.) approx.



1ST FLOOR
53.4 sq.m. (575 sq.ft.) approx.



TOTAL FLOOR AREA : 109.4 sq.m. (1178 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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