



## Woodside | Beamish | Stanley | DH9 0QY

Situated close to the Coast to Coast cycle route within the popular village of Beamish sits this spacious three bedroom semi-detached period property built around 1900. Featuring two reception rooms, kitchen, three bedrooms bathroom and an additional WC. Self-contained yard, additional leased garden to the front and a detached garage and driveway which is on a separate title. Gas combi central heating, uPVC double glazing, EPC rating D (55), Council Tax band B (£1,891). Virtual tours available.

£155,000

- Semi-detached house
- 3 bedrooms
- Two reception rooms
- Detached garage and driveway (on separate title)
- Front garden (leased on an annual basis)





## Property Description

### LOBBY

3' 11" x 3' 2" (1.21m x 0.98m) Entrance door, stripped and varnished floorboards, moulded cornicing and a glazed door to the lounge.

### LOUNGE

12' 3" x 16' 11" (3.74m x 5.17m) Feature Morso gas stove set within a brick fire surround on a marble hearth. Stained floorboards, uPVC double glazed window, double radiator, TV, satellite and telephone points. Large opening to the dining room.

### DINING ROOM

11' 10" x 16' 11" (3.63m x 5.17m) Feature dark wood fire surround with glazed tiled inlay on a marble hearth, wood flooring, uPVC double glazed window, stairs to the first floor with storage cupboards below, double radiator and twin glazed doors opening to the kitchen.

### KITCHEN

11' 0" x 8' 0" (3.36m x 2.46m) Fitted with a range of Shaker style wall and base units with soft closing hinges and contrasting butchers block style laminate worktops and tiled splash-backs. Integrated fan assisted electric oven/grill, halogen hob with extractor canopy over. Raised enamel sink with mixer tap, plumbed for a washing machine and space for a tall fridge/freezer. Wall mounted gas combi central heating boiler, tiled floor, double radiator and a glazed rear exit door to the yard.

### FIRST FLOOR

#### LANDING

Storage cupboards, loft access hatch, single radiator, moulded cornicing and doors leading to the bedrooms, WC and bathroom.

### BEDROOM 1 (TO THE FRONT)

14' 2" x 9' 9" (into wardrobes) (4.32m x 2.98m) Fitted wardrobes to the alcoves, stained floorboards, uPVC double glazed window and a single radiator.

### BEDROOM 2 (TO THE REAR)

10' 4" x 10' 4" (3.17m x 3.16m) Stained floorboards, uPVC double glazed window and a single radiator.

### BEDROOM 3 (TO THE FRONT)

10' 9" x 6' 9" (3.29m x 2.06m) uPVC double glazed window, single radiator and a telephone point.

#### WC

3' 8" x 3' 0" (1.13m x 0.92m) WC, wash basin with tiled splash-back, wall mounted extractor fan and laminate flooring.

## BATHROOM

7' 1" x 8' 1" (2.16m x 2.47m) A white suite featuring a panelled bath with shower fitment and a thermostatic shower over, wash basin with base storage and mirrored wall cabinet over, WC, laminate flooring, uPVC double glazed frosted window, wall extractor fan and a single radiator.

## EXTERNAL

### TO THE FRONT

Small forecourt garden enclosed by gate and wall, side path to the rear. Beyond a public footpath is a separate garden which is owned by Sustrans and leased to the owner on an annual basis (currently £100 per annum).

### TO THE REAR

Self-contained yard with cold water supply tap and security light. Enclosed by brick wall.

## GARAGE & PARKING

Beyond the rear lane there is a driveway and timber garage which is included within the sale but is on a separate title.

## HEATING

Gas fired central heating via a modern combination boiler and radiators.

## GLAZING

uPVC double glazing installed.

## ENERGY EFFICIENCY

EPC rating D (55). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

## COUNCIL TAX

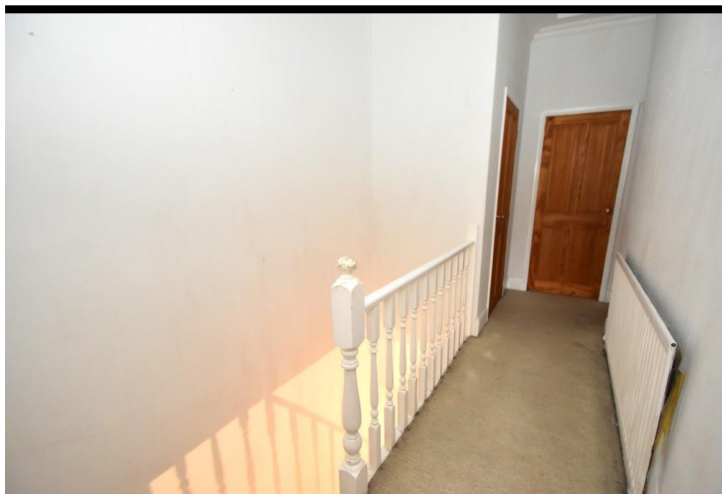
The property is in Council Tax band B.

## TENURE

We understand that the property is freehold. We would recommend that any purchaser has this confirmed by their legal advisor. Please note that the front garden adjacent is not on the title and is leased via Sustrans and the detached garage to the rear is on a separate freehold title.

## 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.

#### 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  
info@davidbailes.co.uk  
01207231111

GROUND FLOOR  
44.1 sq.m. (474 sq.ft.) approx.



1ST FLOOR  
45.6 sq.m. (491 sq.ft.) approx.



TOTAL FLOOR AREA: 89.7 sq.m. (966 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	55 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

