



Plantation View | West Pelton | Stanley | DH9 6SW

A spacious three bedroom mid terraced house with open views over countryside to the front. Comprising a hallway, lounge (with open fireplace), dining room, fitted kitchen with integrated appliances and utility room. To the first floor there are three double bedrooms off the landing and a family bathroom. Lawn garden to the front with yard to rear. No upper chain, gas combi central heating. EPC rating C (70).

Offers Over £120,000

- 3 bedroom mid terraced house
- Spacious family home
- Front views over countryside
- Lawn front garden
- Modern fitted kitchen with some appliances



Property Description

ENTRANCE HALLWAY

uPVC double glazed door, radiator, staircase to the first floor.

LOUNGE

14' 9" x 11' 8" (4.52m x 3.58m) Feature fireplace with open fire, radiator, uPVC double glazed window.

DINING ROOM

18' 3" x 13' 2" (5.57m x 4.03m) A spacious room with uPVC double glazed window, radiator, under stair storage cupboard.

KITCHEN

15' 8" x 8' 4" (4.78m x 2.56m) Fitted with a modern range of wall and base units, complimentary work surfaces, tiled splash backs, integrated oven and gas cooking hob, extractor canopy, integrated dishwasher, sink and drainer, space for tall fridge/freezer, concealed gas combi central heating boiler, tiled flooring, uPVC double glazed window, and door to the utility room.

UTILITY ROOM

9' 2" x 5' 5" (2.80m x 1.67m) Plumbed for washing machine and space for clothes dryer, fitted work top, uPVC double glazed window and door to the rear yard.

FIRST FLOOR

Landing, loft access, storage cupboard.

BEDROOM 1

13' 6" x 10' 4" (4.14m x 3.15m) uPVC double glazed window, radiator.

BEDROOM 2

11' 11" x 11' 6" (3.65m x 3.53m) uPVC double glazed window, radiator.

BEDROOM 3

10' 0" x 7' 5" (3.07m x 2.27m) uPVC double glazed window, radiator.

BATHROOM

10' 11" x 8' 5" (3.35m x 2.59m) Panel bath with tiled splash backs, pedestal wash basin, shower cubicle with electric shower, radiator, uPVC double glazed window.

SEPARATE WC

4' 5" x 3' 11" (1.35m x 1.21m) WC, half tiled walls, radiator, uPVC double glazed window.

EXTERNAL

To front - lawn garden with access gate, over look open countryside. To rear - small yard with access gate.

HEATING

Gas fired central heating via combination boiler and radiators.

ENERGY EFFICIENCY

EPC rating C (70). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

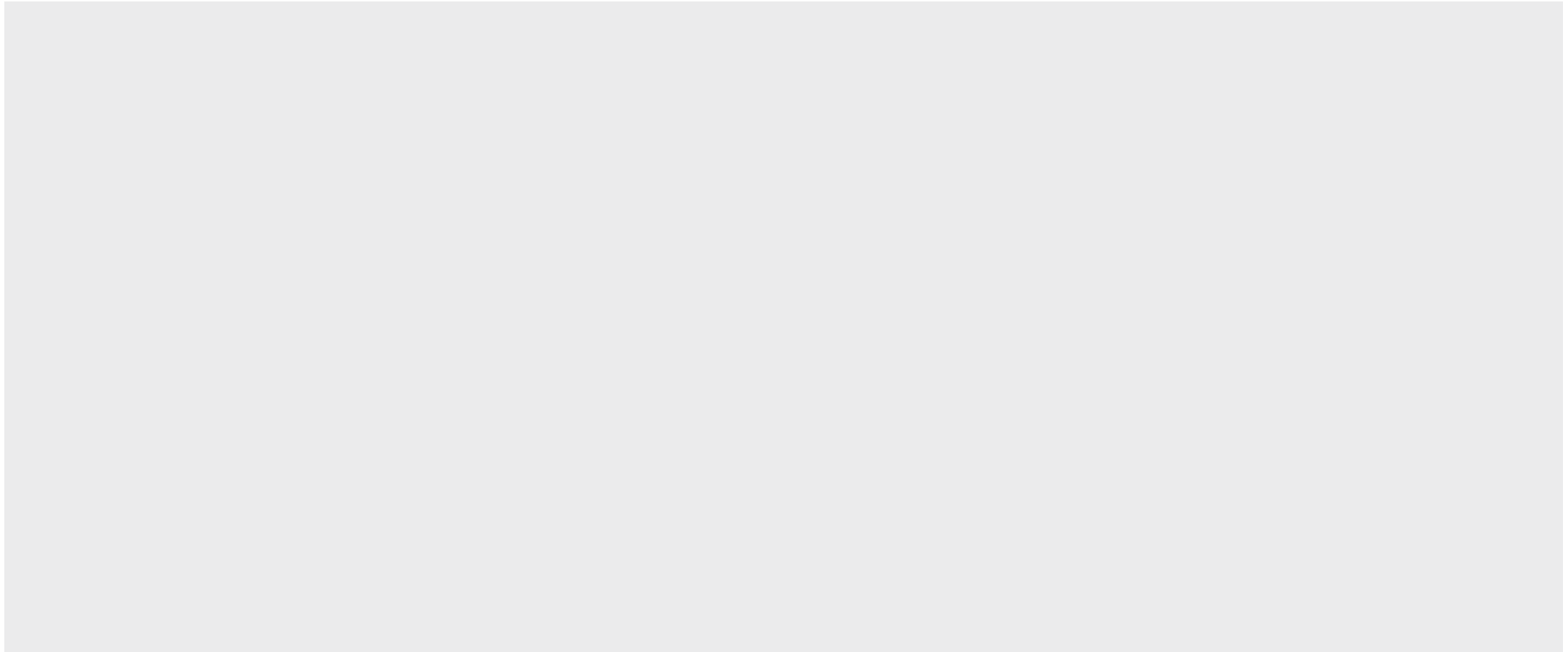
MAKING AN OFFER

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.

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 Vendor 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

Anthony House

Anthony Street

Stanley

County Durham

DH9 8AF

www.davidbailes.co.uk

info@davidbailes.co.uk

01207231111

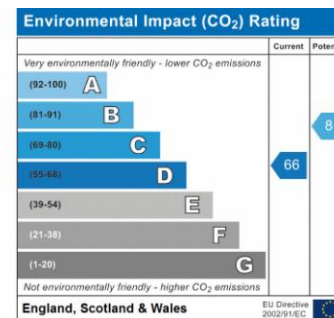
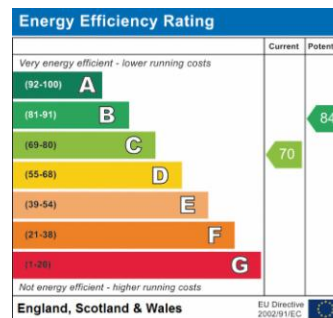


GROUND FLOOR
APPROX. FLOOR
AREA 60.2 SQ.M.
(648 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 54.0 SQ.M.
(581 SQ.FT.)

TOTAL APPROX. FLOOR AREA 114.2 SQ.M. (1230 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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