



## Durham Road | South Stanley | Stanley | DH9 6QY

This three bedroom semi-detached house is available with no upper chain, and will make a lovely family home. Highlights include a garden, first floor bathroom, ground floor shower/WC and gas combi central heating complemented by an air-sourced heat pump. The accommodation comprises a hallway, lounge, dining room, kitchen, utility room, shower room/WC, first floor landing, three bedrooms and a bathroom. Garden to the front and yard to the rear. Freehold, Council Tax band A, EPC rating C (72). Virtual tours available.

**£119,950**

- Three-bedroom semi-detached house.
- Available with no upper chain.
- Suitable as a family home.
- Features include a garden and a rear yard.
- Equipped with gas combi central heating and an air-sourced heat pump.



## Property Description

### HALLWAY

12' 5" x 6' 1" (3.80m x 1.87m) uPVC double glazed entrance door with matching side window, stairs to the first floor with storage area beneath, laminate flooring, double radiator, coving and doors leading to the lounge and kitchen.

### LOUNGE

12' 4" x 12' 10" (3.76m x 3.93m) uPVC double glazed window, laminate flooring, double radiator, coving and a doors leading to the dining room and hallway.

### DINING ROOM

9' 7" x 10' 5" (2.93m x 3.20m) Storage cupboard, uPVC double glazed window, laminate flooring, double radiator, coving and a doors leading to the lounge and kitchen.

### KITCHEN

11' 4" x 8' 6" (3.47m x 2.60m) Fitted with a range of wall and base units with contrasting laminate worktops and tiled splash-

backs. Slot-in electric cooker, stainless steel sink, storage cupboard with shelves, laminate flooring, uPVC double glazed window and doors to the hallway, dining room and utility room.

### UTILITY ROOM

8' 1" x 5' 10" (2.47m x 1.78m) Wall cabinets, laminate worktops incorporating a breakfast bar, plumbed for a washing machine and space for additional appliance, laminate flooring, uPVC double glazed window, doors to the kitchen and shower room/WC and side uPVC double glazed exit door to the yard and garden.

### FIRST FLOOR

### LANDING

8' 5" x 6' 0" (2.58m x 1.85m) Storage cupboard, uPVC double glazed window, loft access hatch with fixed pull-down ladder. Doors lead to the bedrooms and bathroom.

### BEDROOM 1 (TO THE FRONT)

12' 4" x 10' 7" (3.77m x 3.25m) Fitted wardrobes with sliding doors, laminate flooring, uPVC double glazed window, single radiator and coving.

### BEDROOM 2 (TO THE REAR)

10' 1" x 11' 1" (3.09m x 3.38m) Laminate flooring, uPVC double glazed window, single radiator and coving, shelving in recess.

### BEDROOM 3 (TO THE FRONT)

9' 3" x 8' 6" (2.84m x 2.60m) Laminate flooring, recess with shelves, uPVC double glazed window, single radiator and coving.

### BATHROOM

5' 6" x 7' 9" (1.70m x 2.38m) A white suite featuring a panelled bath with thermostatic shower over, folding glazed screen and fully tiled walls. Wash basin with base storage, WC, two uPVC double glazed windows, double radiator, extractor fan and a

PVC panelled ceiling.

#### EXTERNAL

##### TO THE FRONT

Lawn garden enclosed by mature hedging, air-sourced heat pump and side path leading to the rear.

##### TO THE REAR

Self-contained yard, cold water tap enclosed by timber fence.

#### GARDEN STORE

5' 0" x 5' 10" (1.53m x 1.78m) Attached to the house with access from the side with secure locking door. Wall mounted gas combi central heating boiler, light and a uPVC double glazed window.

#### HEATING

Gas fired central heating via combination boiler and radiators. In addition to the boiler is an electric air-sourced heat pump.

#### GLAZING

uPVC double glazing installed.

#### ENERGY EFFICIENCY

EPC rating C (72). 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, which is currently £1,621 P.A.

#### TENURE

We understand that the property is freehold. We would recommend that any purchaser has this confirmed by their legal advisor.

#### MINING

The property is located within a former mining area.

#### UTILITIES

The property is connected with a mains gas, water and electricity supply and is connected to the mains drainage.

#### BROADBAND SPEEDS AVAILABLE

Average download speed of the fastest package currently available in the area is super-fast 100Mb. Suitable for web & social, HD streaming and standard video calls. We would recommend contacting a supplier to get the most accurate and up to date data.

#### MOBILE PHONE COVERAGE

According to OFCOM the following providers are available; EE, Three, O2 and Vodaphone.

#### 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

A £1,621 P.A.

## Viewing Arrangements

Strictly by appointment

## Contact Details

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GROUND FLOOR  
50.7 sq.m. (546 sq.ft.) approx.



1ST FLOOR  
41.0 sq.m. (441 sq.ft.) approx.



TOTAL FLOOR AREA: 91.7 sq.m. (987 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		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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