



Forres Court | East Stanley | Stanley | DH9 6UZ

This two bedroom end-terraced house has panoramic views to the front, has the benefit of a useful garage, vacant possession and current owner is in the process of purchasing the freehold which will be in place before exchange of contracts. The accommodation comprises a porch, lounge/diner, kitchen, first floor landing, two bedrooms and a bathroom. Patio gardens to the front and rear. Gas combi central heating, uPVC double glazing, EPC rating C (73), Council Tax band A. Virtual tours available.

Offers In Region Of £89,950

- Two-bedroom end-terraced house.
- Panoramic views to the front.
- Includes a useful garage.
- Vacant possession provided.
- Current owner in process of purchasing freehold



Property Description

PORCH

4' 7" x 4' 3" (1.41m x 1.31m) uPVC double glazed entrance door, matching side window, coving and a door leading to the lounge/diner.

LOUNGE/DINER

19' 8" x 11' 6" (6.00m x 3.53m) Fire surround with gas fire, laminate flooring, uPVC double glazed window, stairs to the first floor with storage cupboard beneath, two double radiators, coving, TV aerial point, space for a dining table and a door leading to the kitchen.

KITCHEN

9' 5" x 11' 6" (2.88m x 3.53m) Fitted with a range of high gloss white wall and base units with contrasting laminate worktops and tiled splash-backs. Integrated fan assisted electric oven/grill, four ring gas hob with extractor canopy over. Stainless steel sink with mixer tap, plumbed for a washing machine, wall mounted gas combi central heating boiler, tiled

floor, PVC panelled ceiling, uPVC double glazed window and matching rear exit door to the yard.

FIRST FLOOR

LANDING

Loft access hatch and doors leading to the bedrooms and bathroom.

BEDROOM 1 (TO THE FRONT)

9' 2" x 11' 6" (2.80m x 3.53m) uPVC double glazed window and a single radiator.

BEDROOM 2 (TO THE REAR)

9' 11" (maximum) x 11' 6" (3.03m x 3.53m) Over-stair storage cupboard, uPVC double glazed window, coving and a single radiator.

BATHROOM

8' 0" x 5' 10" (2.46m x 1.80m) A white suite featuring a

panelled bath with electric shower over, glazed screen and PVC splash-backs. Pedestal wash basin, WC, tiled splash-backs, uPVC double glazed frosted window, inset LED spotlights and a single radiator.

EXTERNAL

TO THE FRONT

Paved patio garden overlooking a green and countryside beyond. Enclosed by timber fence.

TO THE REAR

Self-contained patio yard enclosed by timber fence and gate.

GARAGE

Single garage in a nearby block with up and over door.

HEATING

Gas fired central heating via combination boiler and radiators.

ENERGY EFFICIENCY

EPC rating C (73). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

TENURE

The owner is currently in the process of purchasing the freehold. This will be concluded prior to exchange of contracts so that the property can be purchased as a freehold entity.

COUNCIL TAX

The property is in Council Tax band A.

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

According to OFCOM average download speed of the fastest package currently available in the area is Ultra-fast 1,000Mb. Suitable for web & social, flawless video calls, 4K streaming and online gaming. 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 Vodafone.

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

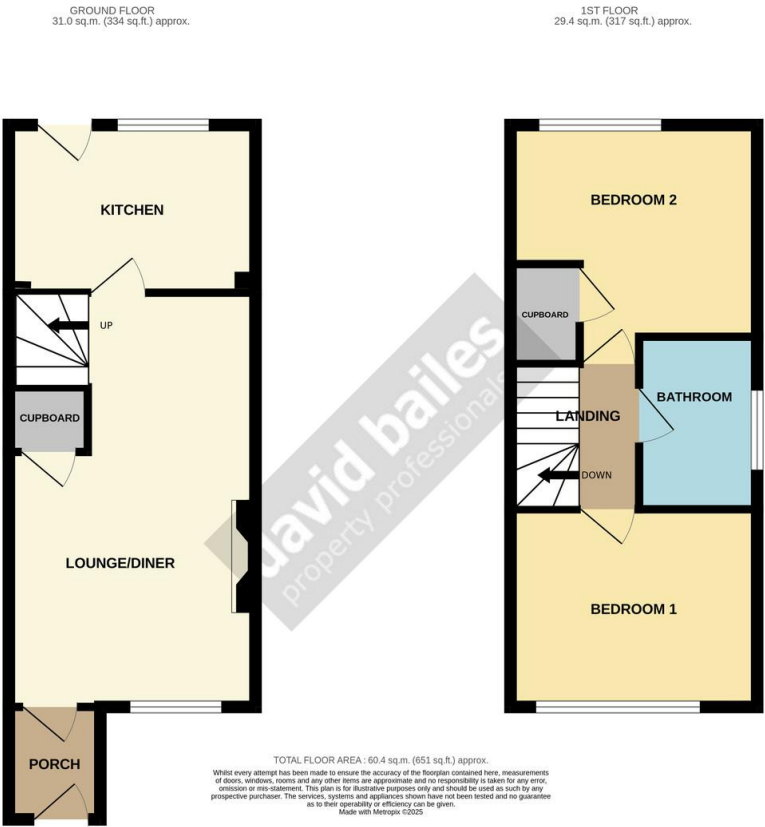
Viewing Arrangements

Strictly by appointment

Contact Details

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	73 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

