



## Greylingstadt Terrace | Craghead | Stanley | DH9 6DE

A three bedroom mid terraced house with no upper chain offering a deceptively spacious family home. Accommodation comprises of an entrance lobby, lounge, dining room, fitted kitchen with integrated cooking appliances. To the first floor are three bedrooms (one with storage room off) and bathroom. Yard to rear. Warmed by gas combi central heating and full double glazing. EPC rating C (71), Council Tax band A, freehold.

**£75,000**

- 3 Bedroom mid terraced house
- Deceptively spacious, no upper chain
- Fitted kitchen with integrated cooker
- Two reception rooms
- Main bedroom with storage room



## Property Description

### LOBBY

uPVC double glazed entrance door, internal door to the lounge.

### LOUNGE

16' 11" x 3' 4" (5.18m x 1.04m) uPVC double glazed window, two radiators, open archway to the dining room.

### DINING ROOM

14' 8" x 13' 3" (4.49m x 4.04m) uPVC double glazed window, radiator, under stair cupboard, opening to the kitchen.

### KITCHEN

8' 10" x 4' 11" (2.71m x 1.50m) Fitted with a modern range of wall and base units, complimentary worktops, tiled splash backs, integrated oven and gas cooking hob, extractor unit, sink and drainer, plumbed space for a washing machine, uPVC double glazed window. tiled flooring.

### REAR LOBBY

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

### FIRST FLOOR

Landing, loft access. Doors lead to the bedrooms and bathroom.

### BEDROOM 1 (TO REAR)

15' 0" x 9' 8" (4.58m x 2.97m) uPVC double glazed window, radiator.

### STORAGE ROOM

8' 2" x 5' 3" (2.51m x 1.62m) Gas combi central heating boiler, uPVC double glazed window.

### BEDROOM 2 (TO FRONT)

14' 11" x 9' 8" (4.56m x 2.97m) uPVC double glazed window, radiator.

### BEDROOM 3 (TO FRONT)

11' 0" x 7' 0" (3.37m x 2.14m) uPVC double glazed window, radiator.

### BATHROOM

9' 6" Max x 6' 8" Max (2.90m x 2.04m) An L-shaped room with panel bath and shower over, tiled splash backs, pedestal wash basin, WC, radiator, uPVC double glazed window.

### EXTERNAL

To front - public footpath To rear - self contained yard.

### PARKING

There are parking bays across the road and on street parking available outside the rear yard.

### HEATING

Gas fired central heating via combination boiler and radiators.

#### GLAZING

uPVC double glazing installed.

#### ENERGY EFFICIENCY

EPC rating C (71). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

#### TENURE

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

#### COUNCIL TAX

The property is in Council Tax band A.

#### BROADBAND SPEEDS

Average download speed of the fastest package currently available at this postcode is Ultrafast 10000 Mbs. 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

EE (Excellent), Vodafone (Excellent), Three (Excellent), O2 (Excellent)

#### 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.

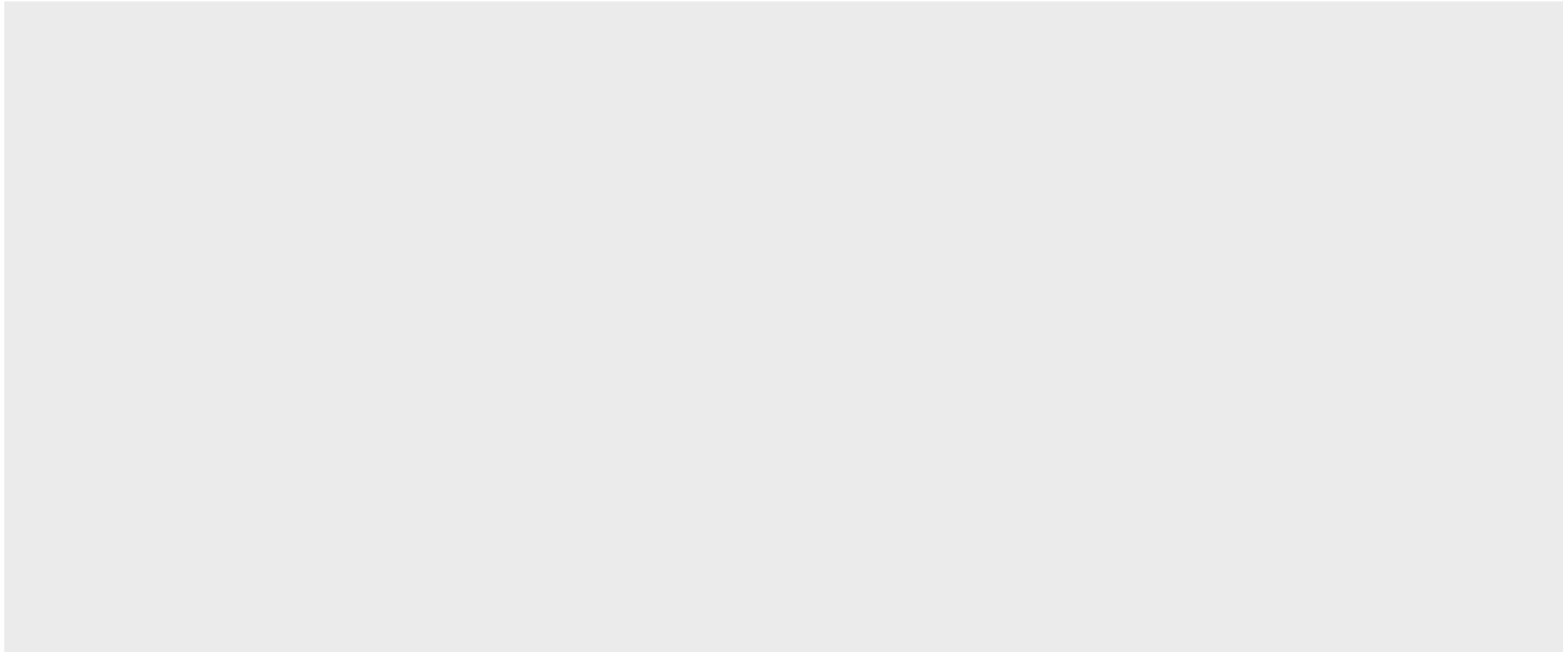
#### MORTGAGE ADVICE

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

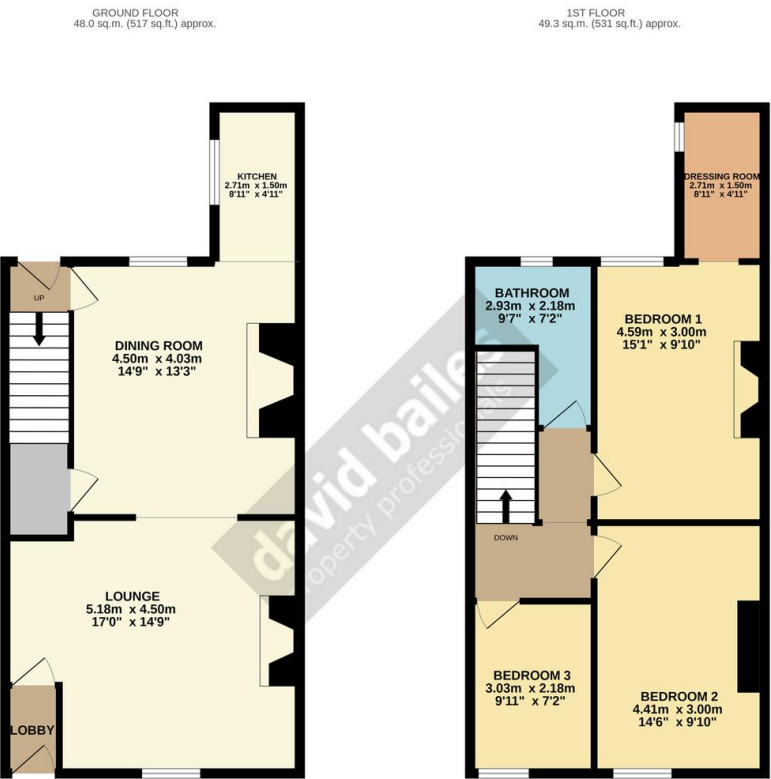
# Viewing Arrangements

Strictly by appointment

# Contact Details

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DH9 8AF

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TOTAL FLOOR AREA: 97.3 sq.m. (1047 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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