

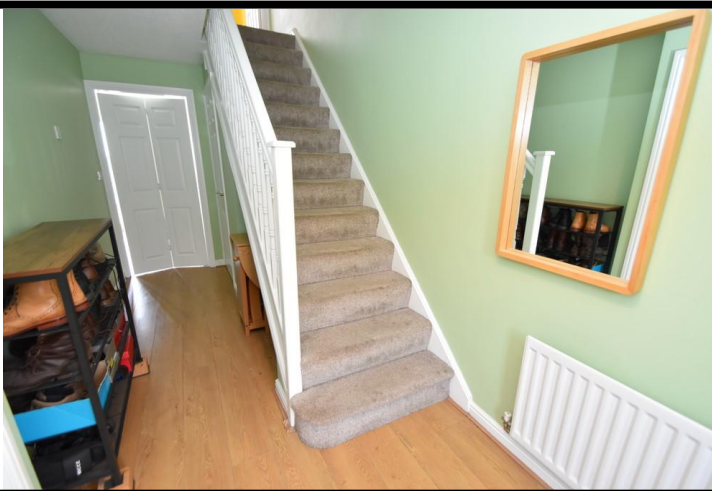
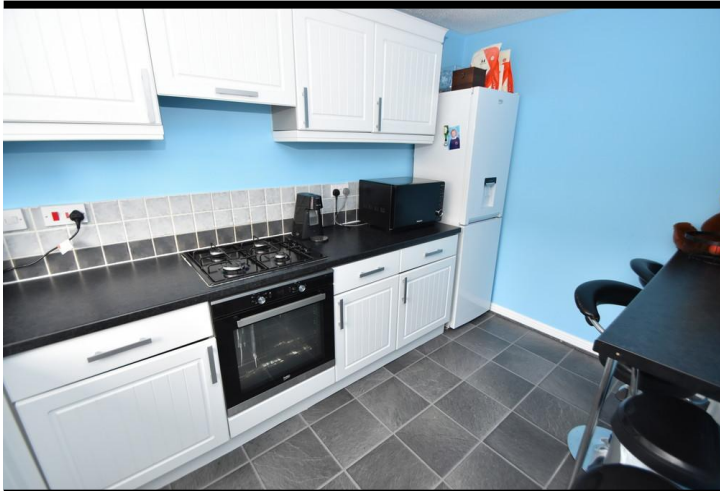


Valley Close | Stanley | Co. Durham | DH9 6HQ

This well-presented three-bedroom end-terraced property is ideally situated close to Stanley town centre and is offered with no upper chain. Boasting a generous garden, off-street parking for two vehicles, and pleasant countryside views, it offers an excellent opportunity for first-time buyers or small families. The accommodation briefly comprises: entrance hallway, cloakroom/WC, a breakfasting kitchen, and a lounge/diner with views over the surrounding countryside. To the first floor, there is a landing leading to three bedrooms and a family bathroom. Externally, the property features a forecourt garden to the front. To the rear, there is timber decking, a lawned garden, and off-street parking for two vehicles. Gas combi central heating, uPVC double glazing, EPC rating C (73), freehold, Council Tax band A. Virtual tours available.

£110,000

- Modern end terraced house
- 3 bedrooms
- South facing rear garden with views
- Driveway for two side by side vehicles
- Lounge/diner



Property Description

HALLWAY

16' 0" x 6' 10" (4.88m x 2.09m) Composite double glazed entrance door, laminate flooring, single radiator, stairs to the first floor, hard-wired smoke alarm, telephone point and doors leading to the breakfasting kitchen, WC and lounge/diner.

BREAKFASTING KITCHEN

11' 8" x 7' 10" (3.58m x 2.40m) Fitted with a range of wall and base units with contrasting laminate worktops, breakfast bar and tiled splash-backs. Integrated fan assisted electric oven/grill, four ring gas hob with concealed extractor over. Stainless steel sink with mixer tap, space for a fridge/freezer and plumbed for a washing machine. Wall mounted gas combi central heating boiler, single radiator, uPVC double glazed window, laminate floor tiles and a single radiator.

WC

Laminate flooring, WC, wash basin with tiled splash-back and a single radiator.

LOUNGE/DINER

13' 9" x 13' 5" (4.20m x 4.10m) Overlooking the rear garden with uPVC double glazed sliding patio doors and matching window, laminate flooring, single radiator and TV aerial cables.

FIRST FLOOR

LANDING

Airing cupboard, loft access hatch and doors leading to the bedrooms and bathroom.

BEDROOM 1 (TO THE FRONT)

9' 1" (maximum) x 13' 9" (maximum) (2.77m x 4.21m) uPVC double glazed windows, over-stair storage cupboard and a single radiator.

BEDROOM 2 (TO THE REAR)

10' 4" x 6' 6" (3.15m x 2.00m) Fitted wardrobes and over-bed storage, uPVC double glazed window with views over the garden and countryside beyond, single radiator.

BEDROOM 3 (TO THE REAR)

7' 2" x 6' 11" (2.20m x 2.11m) uPVC double glazed window with views over the garden and countryside beyond, single radiator.

BATHROOM

5' 4" x 7' 2" (1.65m x 2.20m) A white suite with a panelled bath, shower fitment, curtain and rail. PVC panelled walls, pedestal wash basin, wall cabinet, WC, uPVC double glazed frosted window, chrome towel radiator and a ceiling extractor fan.

EXTERNAL

TO THE FRONT

Forecourt garden with side path to rear.

TO THE REAR

A South facing garden with elevated timber decking with steps leading down to further decking, lawn garden enclosed by timber fence and hedging, steps and gate leads to the off-road parking area.

PARKING

Odd-road side-by-side parking for two vehicles.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating C (73). 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 10,000 Mbps. 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)

UTILITIES

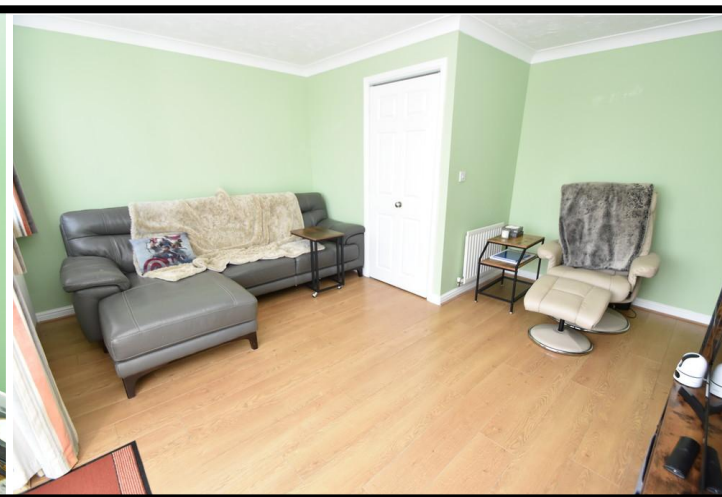
The property is connected with a mains gas, water and electricity supply and is connected to the mains drainage.

MINING

The property is located within a former mining area.

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, X 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

Anthony House

Anthony Street

Stanley

County Durham

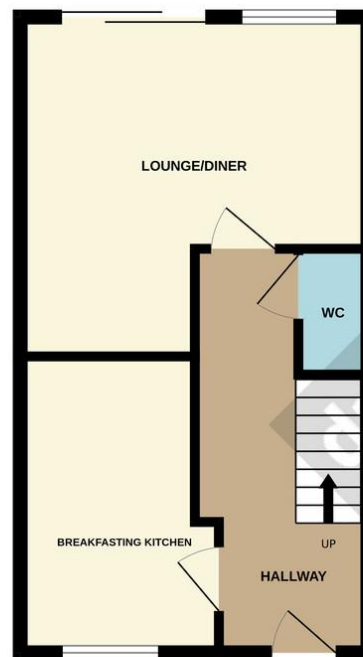
DH9 8AF

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01207231111

GROUND FLOOR
32.3 sq.m. (347 sq.ft.) approx.



1ST FLOOR
32.2 sq.m. (347 sq.ft.) approx.



TOTAL FLOOR AREA : 64.5 sq.m. (694 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		88 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



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