



## Gullane Close | East Stanley | Co. Durham | DH9 6UR

Situated on a popular estate in East Stanley and enjoying elevated views towards the surrounding countryside, this three-bedroom freehold end-terraced house offers an excellent opportunity for first-time buyers. The property benefits from a detached garage and comprises an entrance porch, a comfortable lounge, and a spacious kitchen/diner. To the first floor there is a landing, three bedrooms and a family bathroom. Externally, there are gardens to the front and rear. Additional features include gas combi central heating, uPVC double glazing, Council Tax Band A, and an EPC rating D (63). Virtual tours are available on our website.

£125,000

- Three-bedroom freehold end-terraced house.
- Situated on a popular estate in East Stanley.
- Elevated views towards the surrounding countryside.
- Ideal opportunity for first-time buyers.
- Includes a detached garage.





## Property Description

### ENTRANCE PORCH

4' 8" x 5' 2" (1.44m x 1.58m) uPVC double glazed entrance door with matching windows, laminate flooring, double radiator, telephone point and a door to the lounge.

### LOUNGE

13' 4" x 14' 6" (4.08m x 4.43m) Feature fire surround with electric fire on a marble hearth, laminate flooring, stairs to the first floor, uPVC double glazed half bow window, two double radiators, inset LED spotlights, TV cables and twin doors lead to the kitchen/diner.

### KITCHEN/DINER

10' 9" x 14' 6" (3.30m x 4.43m) Fitted with a range of wall and base units with contrasting laminate worktops and tiled splash-backs. Integrated fan assisted electric oven/grill, four ring gas hob with extractor fan over plus an integrated combi microwave. Sink with vegetable drainer and mixer tap, plumbed for a washing machine, concealed wall mounted gas

combi central heating boiler, large under-stair storage cupboard, inset LED spotlights, double radiator, space for a dining table, uPVC double glazed windows and matching rear exit door.

### FIRST FLOOR

#### LANDING

10' 5" x 6' 0" (3.20m x 1.85m) Dado rail, airing cupboard and doors leading to the bedrooms and bathroom.

#### BEDROOM 1 (TO THE REAR)

13' 4" x 8' 2" (4.08m x 2.50m) uPVC double glazed window with panoramic views towards the countryside and a double radiator.

#### BEDROOM 2 (TO THE FRONT)

10' 9" x 6' 6" (3.28m x 2.00m) uPVC double glazed window, loft access hatch (part boarded for storage) and a double radiator.

#### BEDROOM 3 (TO THE FRONT)

7' 9" x 7' 8" (2.38m x 2.35m) uPVC double glazed window and a double radiator.

### BATHROOM

5' 4" x 6' 0" (1.63m x 1.83m) A white suite featuring a panelled bath with shower fitment, glazed screen and tiled splash-backs. Pedestal wash basin, WC, uPVC double glazed window and a towel radiator.

### EXTERNAL

#### TO THE FRONT

A small open-plan garden over looking a green.

#### TO THE REAR

A low-maintenance garden with timber decking, LEED lighting, cold water supply tap, paved patio, side path and is enclosed timber fence.

#### GARAGE & PARKING

There is a detached single garage within a block adjacent to the rear with up and over door. Additional public parking spaces are also to the rear.

#### HEATING

Gas fired central heating via combination boiler and radiators.

#### GLAZING

uPVC double glazing installed.

#### ENERGY EFFICIENCY

EPC rating TBC. 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.

#### 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

Broadband (estimated speeds) according to Ofcom.

Standard 8 mbps

Superfast 61 mbps

Ultrafast 1000 mbps

#### 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, 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

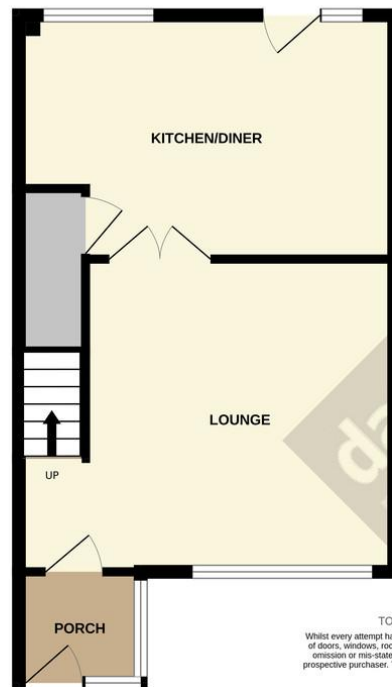
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GROUND FLOOR  
37.8 sq.m. (407 sq.ft.) approx.



1ST FLOOR  
35.5 sq.m. (382 sq.ft.) approx.



TOTAL FLOOR AREA : 73.4 sq.m. (790 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		
69-80	C		75 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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