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property professionals

Wylam Street,
Craghead, Stanley, DH9 6EY

- 2 Bedroom Mid Terrace
- Lounge & kitchen/diner
- Front Garden
- Block Paved Rear Yard With Off Road Parking

£65,000

EPC Rating B





Property Description

A 2 bedroom mid terrace house in good decorative order. Warmed by gas combi central heating, full uPVC double glazing and external insulation installed plus benefits from solar panels. Briefly comprises of entrance hall, lounge, kitchen/diner with gas cooker, to the first floor are two bedrooms and bathroom. EPC rating B, Council Tax band A, freehold.

ENTRANCE HALL

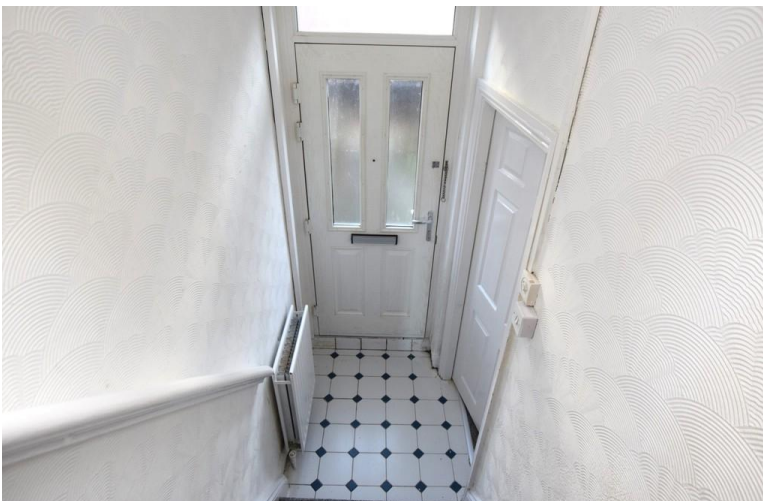
Composite double glazed door, tiled flooring, radiator, staircase to the first floor.

LOUNGE

17' 2" x 15' 1" (5.25m x 4.61m) uPVC double glazed window, radiator, under stair storage cupboard.

KITCHEN/DINER

17' 2" x 6' 11" (5.25m x 2.11m) Fitted with wall and base units and work tops, PVC cladded splash backs, slot in gas cooker, plumbed space for a washing machine, space for a tall fridge/freezer, sink and drainer, wall mounted gas combi central heating





boiler, tiled flooring extending into the dining area, two uPVC double glazed windows, composite door to the rear yard.

FIRST FLOOR

Landing, loft access hatch.

BEDROOM 1

17' 2" Max x 12' 6" Max (5.25m x 3.82m) uPVC double glazed window, radiator.

BEDROOM 2

9' 9" x 9' 9" (2.99m x 2.99m) uPVC double glazed window, radiator.



BATHROOM

6' 11" x 6' 0" (2.13m x 1.84m) Panel bath with thermostatic shower over, curtain and rail, tiled splash backs, WC, pedestal wash basin, radiator, uPVC double glazed window.

EXTERNAL

To front - garden with paved pathway enclosed by wrought iron fencing and access gate. To rear - block paved yard with wrought iron double gates providing off road parking.

CENTRAL HEATING

Gas fired central heating via combination boiler and radiators.



EPC

EPC rating B. Please speak to a member of staff for a copy of the full Energy Performance Certificate.

MORTGAGE ADVISE

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.

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.



TENURE

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



COUNCIL TAX

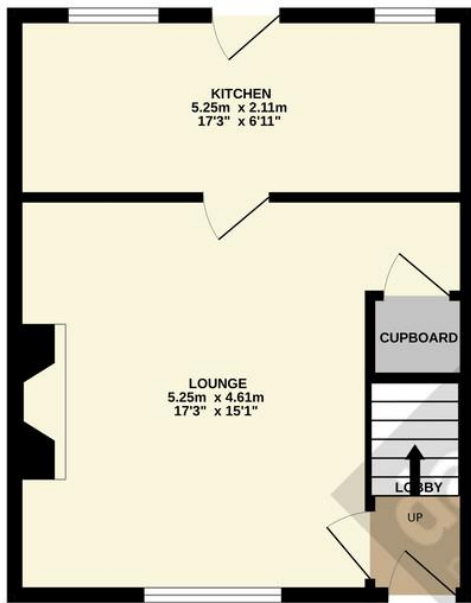
The property is in Council Tax band A.

AGENT NOTES

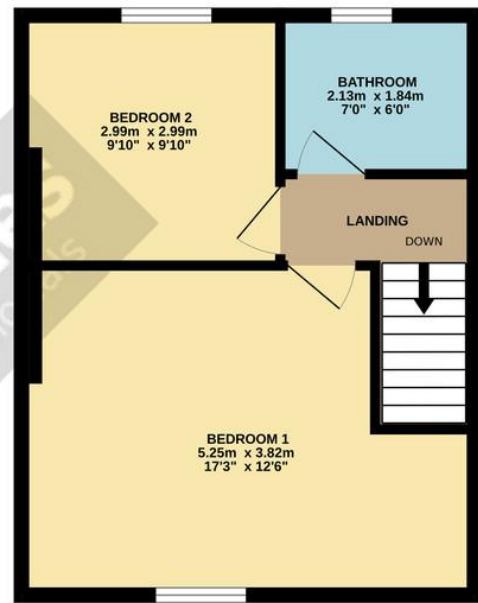
Whilst we endeavour to make our particulars accurate and reliable, they should not be relied on as a statement or representations of fact, and do not constitute any part of an offer or contract. The owner does not make or give, nor do we or our employees have authority to make or give any representation 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.



GROUND FLOOR
34.4 sq.m. (370 sq.ft.) approx.



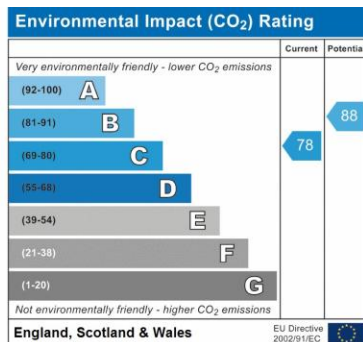
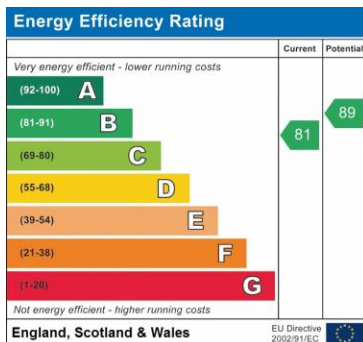
1ST FLOOR
34.9 sq.m. (375 sq.ft.) approx.



30 WYLAM STREET

TOTAL FLOOR AREA: 69.2 sq.m. (745 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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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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