



## Windsor Terrace | New Kyo | Stanley | DH9 7JN

Available with no upper chain this two bedroom terraced house should be of interest to both home-owners and investors. The accommodation comprises a lounge, kitchen/diner with integrated oven, first floor landing, two bedrooms and a bathroom. Self-contained yard to the rear. Gas combi central heating, uPVC double glazing, Council Tax band A, freehold tenure and an EPC rating of C (70). Virtual tours including a 360 degree available on our website.

£69,950

- Two-bedroom terraced house offered with no onward chain
- Ideal for first-time buyers or buy-to-let investors
- Comfortable lounge and kitchen/diner with integrated oven
- Two bedrooms and a bathroom off the first floor landing
- Enclosed, self-contained rear yard



## Property Description

### LOUNGE

14' 0" x 18' 2" (4.28m x 5.54m) uPVC double glazed entrance door to lounge, matching window, stairs to the first floor, laminate flooring, double radiator, TV aerial point and a door to the kitchen/diner.

### KITCHEN/DINER

8' 8" x 18' 2" (2.66m x 5.54m) A contemporary kitchen fitted with high gloss wall and base units with soft closing doors and drawers, 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 vegetable drainer and mixer tap, plumbed for a washing machine, inglenook fireplace, tiled floor, concealed gas combi central heating boiler, double radiator, LED spotlights, two uPVC double glazed windows and a matching rear exit door to the yard.

### FIRST FLOOR

#### LANDING

Hard-wired smoke alarm, loft access hatch, single radiator and doors to the bedrooms and bathroom.

#### BEDROOM 1 (TO THE FRONT)

12' 0" x 14' 9" (3.66m x 4.51m) uPVC double glazed window, door leads to lobby with uPVC double glazed window and staircase leading to the loft storage space which is boarded for storage.

#### BEDROOM 2 (TO THE REAR)

8' 1" x 11' 10" (2.47m x 3.61m) uPVC double glazed window, double radiator and a telephone point.

#### BATHROOM

11' 5" x 6' 1" (3.50m x 1.87m) A white suite featuring a panelled bath with thermostatic shower over, tiled splash-backs and glazed screen. Pedestal wash basin uPVC double

glazed frosted window, chrome towel radiator, ceiling extractor and LED spotlights.

#### EXTERNAL

Self-contained yard with brick tool shed.

#### PARKING

On-street parking available.

#### HEATING

Gas fired central heating via combination boiler and radiators.

#### GLAZING

uPVC double glazing installed.

#### ENERGY EFFICIENCY

EPC rating C (70). 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.

#### MOBILE PHONE COVERAGE

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

#### BROADBAND AVAILABILITY

According to Ofcom the following estimated broadband speeds are available.

Standard	7 mbps
Superfast	75 mbps
Ultrafast	10000 mbps

#### 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

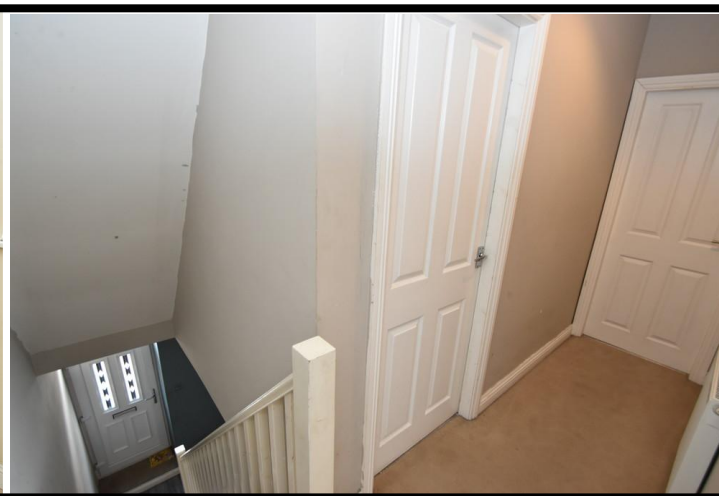
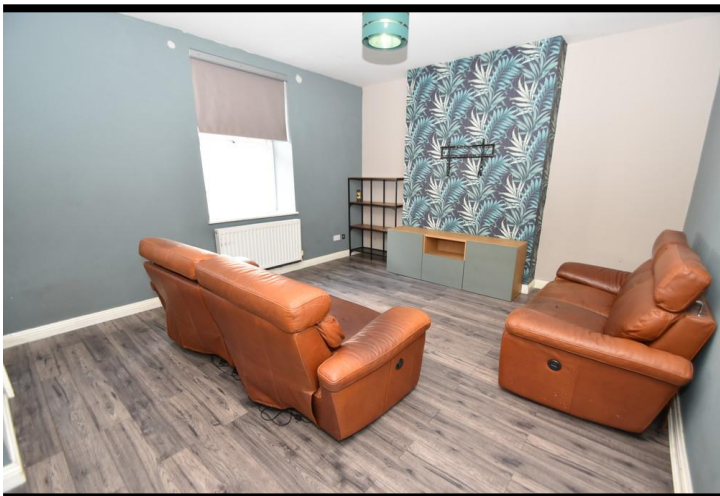
identification from all buyers before acceptance letters are sent and solicitors can be instructed.

#### 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

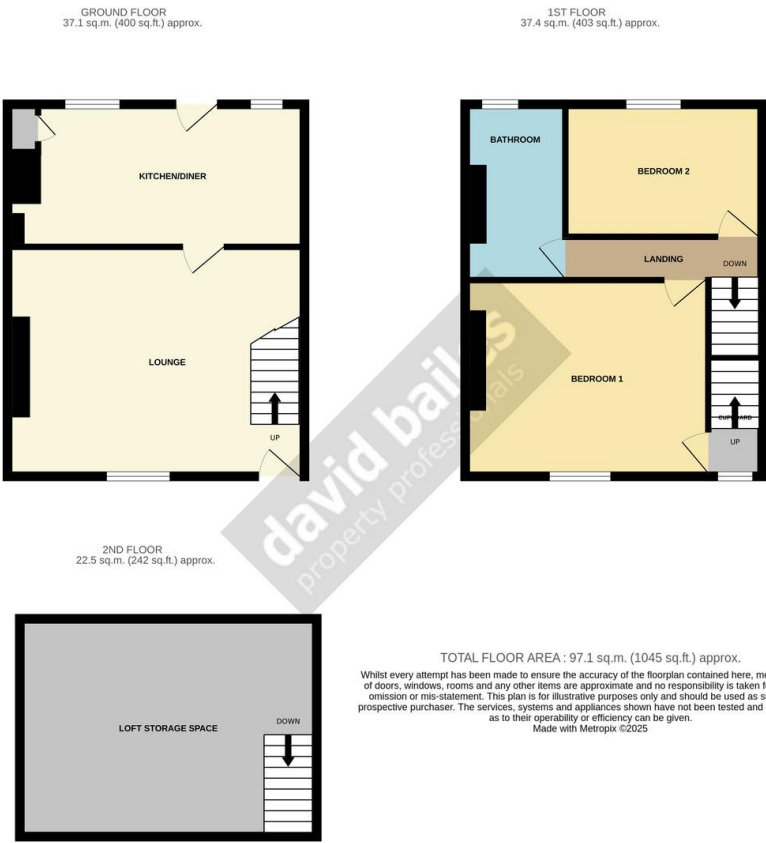
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

