



Whinside | Stanley | Co. Durham | DH9 8AT

This three bedroom end-terraced house overlooks extensive mature woodland and comes with vacant possession and no chain. There is also the option to rent a private garage. It has two reception rooms and comes with a modern central heating system and gardens to the front and rear. Briefly comprising a hallway, lounge, kitchen, dining room, first floor landing, three bedrooms (all with storage cupboards), a bathroom and a separate WC. The loft is very spacious and ideal for conversion into a further bedroom or storage room (subject to planning consent and Building Regs). Gas combi central heating, uPVC glazing, Council Tax band A, freehold, EPC rating D (67). 360 Tour available on our website.

£89,950

- End-Terraced house
- 3 bedrooms, option to rent garage
- No upper chain
- Overlooking woodland
- Garden & brick tool shed



Property Description

HALLWAY

12' 3" x 6' 1" (3.74m x 1.86m) Composite double glazed entrance door, uPVC double glazed side window, stairs to the first floor with storage cupboard beneath, double radiator, telephone point, coving and doors leading to the lounge and kitchen.

LOUNGE

12' 11" x 12' 5" (3.94m x 3.81m) Feature wood fire surround with marble inlay and hearth, inset electric fire, uPVC double glazed window, double radiator, coving and TV aerial point.

KITCHEN

10' 7" x 7' 7" (3.24m x 2.32m) Fitted with a range of high gloss white wall and base units with contrasting laminate worktops and part-tiled walls. Spaces for appliances such as a slot-in electric cooker, a fridge/freezer and also plumbed for a washing machine. Stainless steel sink with mixer tap, composite double glazed rear exit door, uPVC double glazed

side window and a door leading to the dining room.

DINING ROOM

9' 11" x 11' 1" (3.04m x 3.38m) Wooden fire surround, marble inlay and hearth, inset electric fire, uPVC double glazed window, double radiator and coving.

FIRST FLOOR

LANDING

Loft access hatch, coving and doors leading to the bedrooms, bathroom and WC. The loft is very spacious and ideal for conversion into a further bedroom or storage room (subject to planning approval and Building Regulations).

BEDROOM 1 (TO THE FRONT)

12' 10" x 10' 7" (3.92m x 3.25m) Built-in wardrobe with hanging rail and shelf, uPVC double glazed window, single radiator, telephone point and coving.

BEDROOM 2 (TO THE REAR)

10' 1" x 10' 7" (3.09m x 3.23m) Built-in cupboard, uPVC double glazed window, single radiator and coving.

BEDROOM 3 (TO THE FRONT)

9' 7" x 8' 1" (2.93m x 2.48m) Built-in cupboard, uPVC double glazed window, single radiator and coving.

BATHROOM

5' 6" x 5' 2" (1.70m x 1.60m) Panelled bath with electric shower over, curtain, rail and fully tiled walls. Pedestal wash basin, WC, uPVC double glazed window, single radiator and coving.

WC

5' 6" x 2' 7" (1.70m x 0.81m) WC, uPVC double glazed window, single radiator and coving.

EXTERNAL

TO THE FRONT

Open plan lawn directly adjacent to and over looking woodland where many nature walks and cycle routes can be enjoyed.

TO THE REAR

Lawn, brick tool shed, enclosed by timber fence and gate.

GARAGE

There is also the option of renting a clean and dry single brick garage with up an dover door and driveway for two cars which is situated just yards from the property. The garage and driveway is privately owned and available to rent at £54 pcm.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (67). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

COUNCIL TAX

The property is in Council Tax band A, currently £1,621 per annum

TENURE

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

BROADBAND SPEEDS

According to Ofcom the following broadband speeds are available. We would recommend contacting a supplier to get the most accurate and up to date data.

Standard	16 mbps
Superfast	80 mbps
Ultrafast	10000 mbps

MOBILE PHONE COVERAGE

According to Ofcom based on customers' experience in the DH9 area, below shows the chance of being able to stream video, make a video call, or quickly download a web-page with images to your phone when you have coverage. It's the likelihood of you being able to get this performance within the postal district depending on the network you are using. Performance scores should be considered as a guide since there can be local variations.

O2 (82%), Vodafone (74%) Three (62%), EE (78%)

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 walk-through 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. There is also a 360 degree tour available on our website. 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

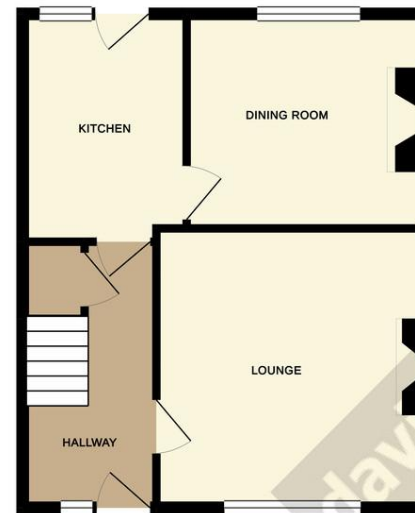
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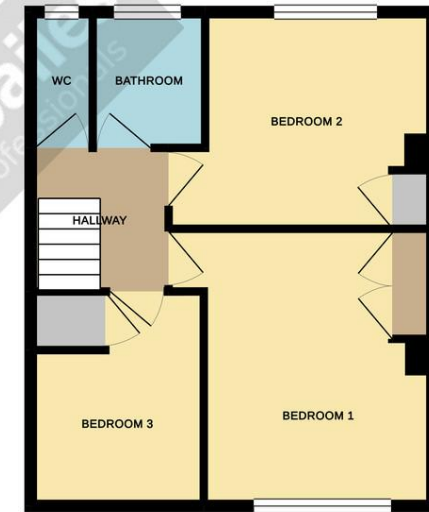
info@davidbailes.co.uk

01207231111

GROUND FLOOR 40.0 sq. m.
(430 sq. ft.)

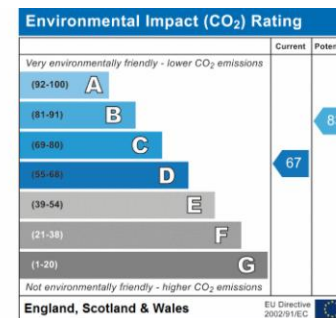
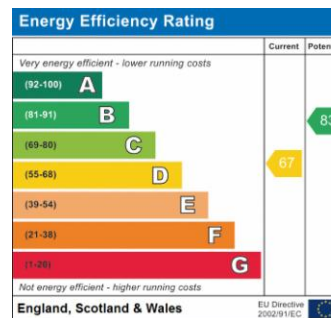


1ST FLOOR 40.0 sq. m.
(430 sq. ft.)



TOTAL FLOOR AREA : 79.9 sq. m. (860 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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