



Clowes Terrace | Annfield Plain | Stanley | DH9 8QN

This beautifully presented and deceptively spacious two-bedroom end-terraced home is available with no upper chain and features a versatile loft room and generous rear garden. Fully refurbished in 2018 and recently redecorated, the property is ready for immediate occupation. The accommodation comprises an entrance hallway, lounge, breakfasting kitchen, utility room, and a ground floor shower room/WC. To the first floor are two well-proportioned bedrooms and a family bathroom, with a staircase leading to a useful loft room. Externally, there is a forecourt garden to the front and a larger enclosed garden to the rear with outdoor storage. Additional benefits include gas combi central heating, uPVC double glazing, freehold tenure, EPC rating E (53), and Council Tax band A.

£89,950

- Immaculate two-bedroom end-terraced house with loft room
- Fully refurbished in 2018 and recently redecorated
- Spacious lounge and separate breakfasting kitchen
- Useful utility room and ground floor shower room/WC
- Two first-floor bedrooms and a modern family bathroom



Property Description

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LOBBY

3' 11" x 3' 0" (1.21m x 0.93m) uPVC double glazed entrance door, laminate floor tiles and a door to the hallway.

HALLWAY

Laminate floor tiles, opens to the breakfasting kitchen and a door to the lounge.

LOUNGE

11' 3" x 13' 6" (3.44m x 4.14m) Laminate flooring, uPVC double glazed window, double radiator, coving, TV aerial cables and a telephone point.

BREAKFASTING KITCHEN

11' 9" x 13' 9" (3.60m x 4.20m) A contemporary kitchen fitted with a range of wall and base units with soft-closing doors and drawers and under-counter colour changing lighting with remote. Laminate worktops including a breakfast bar, splash-backs, integrated fan assisted electric oven/grill, ceramic halogen hob with glass splash-back and extractor canopy over. Sink with mixer tap, space for a fridge/freezer, column radiator, uPVC double glazed window, coving, two uPVC double glazed windows, opening to the utility room and a door to the rear hallway.

UTILITY

8' 4" x 4' 7" (2.56m x 1.42m) Base storage cupboard, laminate worktop and upturn, plumbed for a washing machine and also for a dishwasher, HIVE central heating smart programmer, laminate floor tiles, uPVC double glazed window, cupboard housing the gas combi central heating boiler and a door to the shower room/WC.

SHOWER ROOM/WC

6' 3" x 5' 7" (1.93m x 1.71m) Thermostatic shower, curved glazed screens with PVC panelled splash-backs. Pedestal wash basin, wall mirror, WC, laminate floor tiles and a uPVC double glazed frosted window.

REAR HALLWAY

Hard-wired smoke alarm, laminate floor tiles, stairs to the first floor and a door to the rear porch.

REAR PORCH

3' 6" x 4' 8" (1.08m x 1.44m) Tiled floor, uPVC double glazed windows and matching rear exit door.

FIRST FLOOR

LANDING

Single radiator, hard-wired smoke alarm and doors leading to the bedrooms, bathroom and to the loft room staircase.

BEDROOM 1 (TO THE REAR)

12' 0" x 10' 9" (3.67m x 3.28m) uPVC double glazed window and a double radiator.

BEDROOM 2 (TO THE FRONT)

11' 5" x 10' 9" (3.50m x 3.28m) uPVC double glazed window and a double radiator.

BATHROOM

7' 10" x 6' 3" (2.41m x 1.91m) A white suite featuring a

panelled bath with shower fitment and PVC panelled splash-backs. Pedestal wash basin, WC, single radiator, laminate floor tiles, inset LED spotlights and a uPVC double glazed frosted window.

LOFT ROOM

12' 10" x 15' 10" (3.92m x 4.83m) Accessed via a door and staircase off the landing. A full decorated and carpeted room with uPVC double glazed window, double radiator, hard-wired smoke alarm, power points, lighting and access hatches to the eaves.

EXTERNAL

TO THE FRONT

A paved forecourt garden.

TO THE REAR

Patio, artificial lawn, brick tool-sheds, cold water supply tap, light and side gate.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating E (51). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

UTILITIES

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

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.

BROADBAND SPEEDS AVAILABLE

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	4 mbps
Superfast	153 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)

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 ADVICE

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

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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		81 B
69-80	C		
55-68	D		
39-54	E	53 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

