



Whinside | Stanley | Co. Durham | DH9 8AU

A two bedroom mid terraced house with and off-street parking which is available with no upper chain. The accommodation comprises a hallway, kitchen, lounge/diner, first floor landing, two bedrooms and a bathroom. There is also a useful brick tool shed to the rear. Gas combi central heating, uPVC double glazing, freehold tenure, Council Tax band A, EPC rating C (70). 360 degree and walk-through virtual tours available on our website.

Offers In Excess Of £69,950

- Mid terraced house
- 2 bedrooms
- No upper chain
- Garden (not on title)
- Off-street parking



Property Description

HALLWAY

uPVC double glazed entrance door with double glazed timber framed side window. Stairs to the first floor, single radiator and a door leads to the kitchen.

KITCHEN

10' 8" x 8' 2" (3.27m x 2.50m) Fitted with a range of wall and base units with laminate worktops, upturn and tiled splash-backs. Integrated electric oven, gas hob with extractor canopy over, integrated dishwasher, plumbed for a washing machine, stainless steel sink with mixer tap, space for a tall fridge/freezer, additional storage cupboard, coving, inset LED spotlights, opening to the lounge/diner and a uPVC double glazed rear exit door with matching side window.

LOUNGE/DINER

19' 9" x 10' 8" (maximum) (6.04m x 3.26m) Wall mounted electric fire, uPVC double glazed French doors open to the front garden and a matching window to the rear. Double

radiator, additional single radiator, TV cables and a telephone point.

FIRST FLOOR

LANDING

Loft access hatch with pull-down ladder, please note there is a double glazed Velux window in the loft. Hard-wired smoke alarm and doors lead to the bedrooms and bathroom.

BEDROOM 1 (TO THE FRONT)

8' 11" x 14' 2" (2.74m x 4.33m) Storage cupboard housing the gas combi central heating boiler. uPVC double glazed window and a double radiator.

BEDROOM 2 (TO THE REAR)

10' 8" x 10' 7" (3.27m x 3.25m) uPVC double glazed window and a double radiator.

BATHROOM

5' 8" x 6' 8" (1.74m x 2.05m) A white suite featuring a P-shaped bath with thermostatic shower over and curved screen. Fully PVC panelled walls, pedestal wash basin, WC, uPVC double glazed window, wall extractor fan, mirrored wall cabinet and a chrome towel radiator.

EXTERNAL

TO THE FRONT

Paved patio garden enclosed by timber fence and gate with security light. Please note that most of this garden is not contained within the property title.

TO THE REAR

Paved patio with twin gates providing off-street parking. Cold water supply tap and a detached brick tool shed.

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

UTILITIES

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

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	15 mbps
Superfast	74 mbps
Ultrafast	10000 mbps

MOBILE 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 webpage 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.

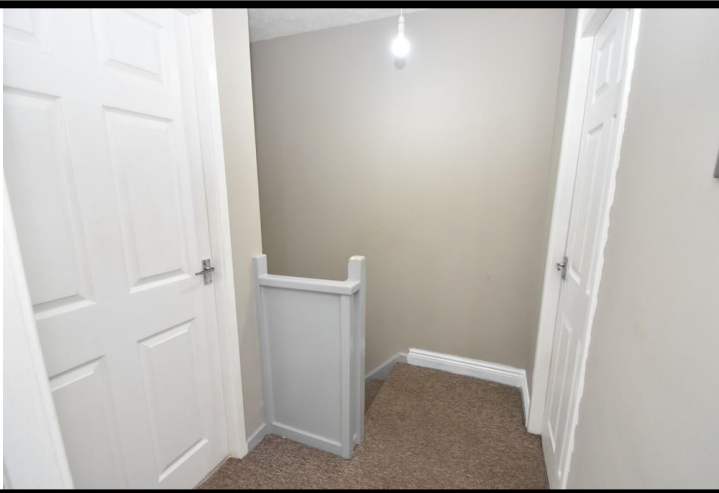
O2 80% Vodafone 71% Three 62% EE 68%

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

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GROUND FLOOR
31.1 sq.m. (335 sq.ft.) approx.



1ST FLOOR
31.7 sq.m. (341 sq.ft.) approx.



TOTAL FLOOR AREA : 62.8 sq.m. (676 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		85 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



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