



Aberfoyle Court | | East Stanley | DH9 6UL

A well-presented and deceptively spacious two-bedroom first floor flats situated within a popular residential development in East Stanley. Warmed by gas combi central heating, uPVC double glazing, a modern bathroom suite, and a garage, this property is ideal for first-time buyers, downsizers, or investors. EPC rating D. Leasehold with 136 years remaining.

£80,000

- 2 Bedroom First Floor Flat
- Deceptively Spacious
- Single Garage Within A Block
- Open Plan Front Lawn Garden
- Gas Combi Central Heating



Property Description

Located within the popular area of East Stanley, this well-presented and deceptively spacious two-bedroom first floor flat offers comfortable living accommodation, ideal for first-time buyers, downsizers, or investors. The property is warmed by gas combi central heating and also has uPVC double glazing throughout.

The accommodation briefly comprises an entrance lobby with stairs leading to the landing, a lounge/diner featuring a fireplace, fitted kitchen equipped with a range of units and integrated cooking appliances. There are two bedrooms, the main of which includes built-in sliding wardrobes offering excellent storage space, while the second bedroom is suitable for a guest room, study, or nursery. A modern bathroom suite completes the internal layout.

Externally, the property enjoys an open-plan lawned garden to the front, while a single garage is located at the end of the block of garages situated to the front of the property, providing

off-street parking or additional storage.

Aberfoyle Court is conveniently located close to local schools, shops, and transport links, making it an excellent choice for those seeking well-maintained accommodation in a convenient and popular location.

Leasehold with approximately 136 years remaining. EPC rating D.

ENTRANCE LOBBY

uPVC double glazed entrance door, radiator, staircase to the first floor.

FIRST FLOOR

Landing, loft access.

LOUNGE/DINER

14' 4" x 10' 7" (4.38m x 3.23m) Feature fireplace with inset electric fire, uPVC double glazed window, radiator.

KITCHEN

8' 9" x 7' 10" (2.67m x 2.39m) Fitted with a range of wall and base units, complimentary work surfaces, tiled splash backs, integrated oven and electric cooking hob with extractor canopy, sink and drainer with mixer tap, plumbed space for a washing machine, space for a tall fridge/freezer, laminate flooring, uPVC double glazed window.

BATHROOM

6'10" 2" x 5' 6" (1.86m x 1.69m) Panel bath with fully tiled splash backs, thermostatic shower over, bi-fold shower screen, Vanity unit with WC, wash basin, base storage unit, uPVC double glazed window, radiator.

BEDROOM 1

12' 4" x 9' 11" (3.76m x 3.03m) Fitted sliding wardrobe, inside is a recessed over stair storage cupboard housing the gas combi central heating boiler, radiator, uPVC double glazed window.

BEDROOM 2

9' 10" x 8' 7" (3.00m x 2.64m) uPVC double glazed window, radiator.

EXTERNAL

Open plan front lawn garden.

GARAGE

There is a single garage at the end of a block to the front of the property.

PARKING

There are parking bays and on street parking available around the property.

CENTRAL HEATING

Gas fired central heating via combination boiler and radiators.
The owner believes the boiler was installed circa 2023.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D. 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 leasehold with 136 years remaining with no ground rent or service charges. We would recommend that any purchaser has this confirmed by their legal advisor.

COUNCIL TAX

The property is in Council Tax band A.

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 9 mbps

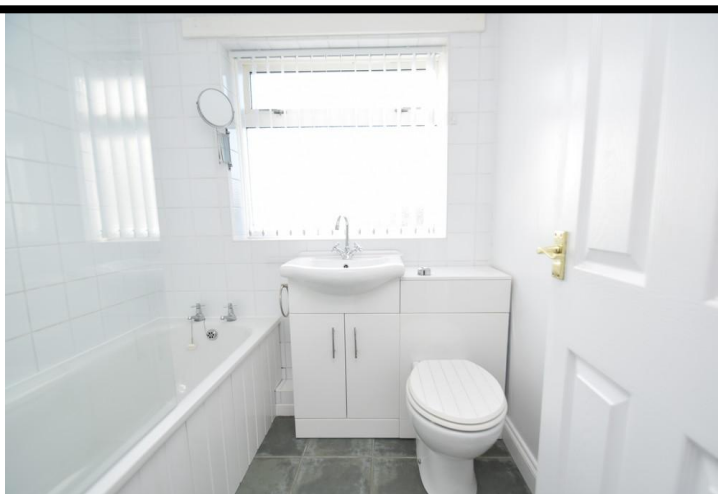
Superfast 61 mbps

Ultrafast 1000 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 (80%), Vodafone (71%), EE (68%), Three (62%)





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 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.

Tenure

Leasehold

Council Tax Band

A

Viewing Arrangements

Strictly by appointment

Contact Details

Anthony House

Anthony Street

Stanley

County Durham

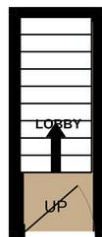
DH9 8AF

www.davidbailes.co.uk

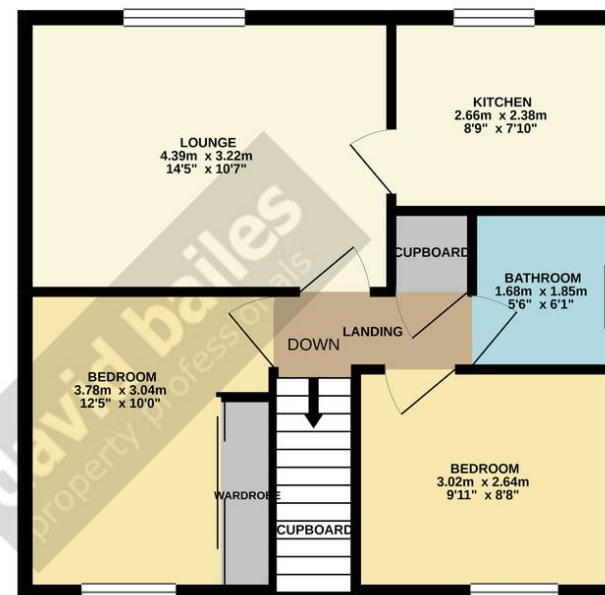
info@davidbailes.co.uk

01207231111

GROUND FLOOR
2.6 sq.m. (28 sq.ft.) approx.



1ST FLOOR
47.6 sq.m. (512 sq.ft.) approx.



TOTAL FLOOR AREA: 50.2 sq.m. (540 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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Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	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 are 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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