



Plantation View | West Pelton | Stanley | DH9 6SW

An extended two-bedroom terraced home enjoying pleasant views over nearby allotments and open countryside, available with no upper chain. The property offers well-proportioned accommodation with excellent potential to modernise and create a lovely home. The layout includes an entrance hallway, a spacious lounge with an opening to the dining room, a fitted kitchen, an inner lobby and a ground-floor WC. To the first floor are two good-sized bedrooms and a wet room-style shower/WC. Further benefits include gas combi central heating, uPVC double glazing, a garden and rear yard, freehold tenure, Council Tax band A, and an EPC rating of D (66). Virtual tours are available on our website.

£95,000

- Extended two-bedroom terraced home
- Pleasant views over allotments and countryside
- Offered with no upper chain
- Lounge opening through to dining room
- Fitted kitchen and ground-floor WC



Property Description

HALLWAY

uPVC double glazed entrance door with matching window over, stairs to the first floor, telephone point, coving and a glazed door to the lounge.

LOUNGE

12' 4" x 10' 11" (3.78m x 3.35m) Bay window with uPVC double-glazed windows, wood fire surround with marble inlay and hearth, inset living flame gas fire, moulded cornicing, double radiator, TV aerial cable and a large opening to the dining room.

DINING ROOM

11' 5" x 15' 7" (3.50m x 4.76m) Feature chimney breast with wall mounted gas fire, under-stair storage cupboard, single radiator, single glazed window to kitchen, coving and doors leading to the kitchen and inner hallway.

KITCHEN

8' 11" x 12' 1" (2.73m x 3.70m) Fitted with a range of wall and base units with contrasting laminate worktops and tiled splash-backs. Slot-in gas cooker, stainless steel sink with vegetable drainer and mixer tap, plumbed for a washing machine, space for a fridge/freezer, laminate flooring,, double radiator, two uPVC double-glazed windows and matching rear exit door to yard.

INNER HALLWAY

Single radiator, LVT flooring and a door to the WC.

WC

5' 7" x 2' 5" (1.71m x 0.74m) WC, uPVC double-glazed frosted window, LVT flooring and tiled walls.

FIRST FLOOR

LANDING

Loft access hatch, coving and doors leading to the bedrooms and shower room/WC.

BEDROOM 1 (TO THE FRONT)

11' 1" x 12' 3" (3.40m x 3.74m) Fitted sliding-mirrored wardrobe housing the gas combi central heating boiler, uPVC double-glazed window, double radiator and picture rail.

BEDROOM 2 (TO THE REAR)

11' 5" x 9' 2" (3.50m x 2.81m) Storage cupboard plus over-head cupboards, uPVC double-glazed window, single radiator, coving and a TV aerial cable.

SHOWER ROOMWC

7' 3" x 6' 1" (2.23m x 1.87m) A wet room design with thermostatic mains-fed shower, curtain and rail, pedestal wash basin, WC, fully tiled walls, uPVC double-glazed frosted window, PVC panelled ceiling, single radiator and a wall mounted extractor fan.

EXTERNAL

TO THE FRONT

Lawn garden overlooking allotments and countryside beyond. Enclosed by timber fence and gate.

TO THE REAR

Self-contained yard with brick built shed and cold water supply tap.

PARKING

On-street parking available to the rear.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (66). 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.

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.

Broadband (estimated speeds)

Standard	16 mbps
Superfast	77 mbps
Ultrafast	1800 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%).

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
DH9 8AF

www.davidbailes.co.uk
info@davidbailes.co.uk
01207231111



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	66 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

