



## Westfields | Stanley | Co. Durham | DH9 7DD

Offered to the market with no upper chain, this spacious three-bedroom mid-terraced home benefits from an attached garage, gardens and solar panels, making it an excellent choice for families or buyers seeking good-sized accommodation with practical features. The property offers well-planned living space and briefly comprises an entrance lobby, a generous kitchen/diner, a large lounge, rear hallway, ground floor WC, storage cupboard, and a substantial rear lobby/study providing flexible additional space. The attached garage can be accessed directly from the house. To the first floor, there is a landing, three bedrooms, an additional storage cupboard, and a shower room/WC. Further benefits include freehold tenure, Council Tax Band A, and virtual tours available via our website. EPC rating C (80).

£105,000

- Three-bedroom mid-terraced house
- No upper chain
- Attached garage
- Solar panels installed
- Spacious lounge



## Property Description

### LOBBY

2' 8" x 2' 11" (0.82m x 0.91m) uPVC double glazed entrance door, door leads to the kitchen/diner.

### KITCHEN/DINER

13' 5" x 10' 0" (4.09m x 3.06m) Fitted with a range of wall and base units with contrasting laminate worktops and tiled splash-backs. Slot-in electric cooker with concealed extractor unit over, free-standing fridge, freezer and plumbed in washing machine. Stainless steel sink with mixer tap, space for a dining table, uPVC double glazed window, single radiator, opening to the lounge and a door to the rear hallway.

### LOUNGE

21' 2" x 10' 11" (6.46m x 3.35m) A large room with dual aspect. Marble fire surround, inlay and hearth, inset electric fire, uPVC double glazed French doors, matching window, dado rail, coving, double radiator and a door leading to the rear hallway.

### REAR HALLWAY

Large storage cupboard, stairs to the first floor, single radiator, telephone point, doors to the WC and a uPVC double glazed door to the rear lobby/office.

### WC1.48

4' 10" x 3' 7" (1.48m x 1.11m) WC, wash basin, part PVC panelled walls, single radiator and a frosted uPVC double glazed window.

### REAR LOBBY/STUDY

5' 10" x 12' 2" (1.80m x 3.72m) A large room which could be utilised as a study or for other purposes. uPVC double glazed window, matching rear exit door and a lockable door to the attached garage.

### FIRST FLOOR

### LANDING

Large storage cupboard housing the gas combi central heating

boiler, loft access hatch, single radiator and doors to the bedrooms and shower room.

### BEDROOM 1 (TO THE REAR)

11' 9" (maximum) x 14' 2" (maximum) (3.60m x 4.33m) Over-stair storage cupboard, uPVC double glazed window and a single radiator.

### BEDROOM 2 (TO THE FRONT)

11' 3" (maximum) x 10' 9" (3.44m x 3.28m) uPVC double glazed window and single radiator.

### BEDROOM 3 (TO THE FRONT)

10' 2" (maximum) x 10' 5" (3.10m x 3.18m) uPVC double glazed window and a single radiator.

### SHOWER ROOM/WC

7' 8" x 6' 9" (2.34m x 2.07m) Walk-in cubicle with thermostatic mains-fed shower, glazed screen and PVC panelled splash-backs. Pedestal wash basin WC, mirrored wall cabinet, PVC



panelled ceiling with inset spotlights, single radiator and a uPVC double glazed window.

#### EXTERNAL

##### TO THE FRONT

Enclosed low-maintenance garden with timber fencing.

##### TO THE REAR

Enclosed low-maintenance garden with timber fencing.

#### GARAGE

18' 9" x 8' 4" (5.74m x 2.56m) An attached single garage with up and over door, power points, lighting and vented for a tumble dryer. Rear door to the lobby/study.

#### HEATING

Gas fired central heating via combination boiler and radiators.

#### GLAZING

uPVC double glazing installed.

#### ENERGY EFFICIENCY

EPC rating C (80). Please speak to a member of staff for a copy of the full Energy Performance Certificate. Please note that there are leased panels (at no cost) on the roof of the property to enjoy reduced electricity bills at no additional cost to the homeowner. Contact the office for further information.

#### 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.

#### BROADBAND SPEEDS

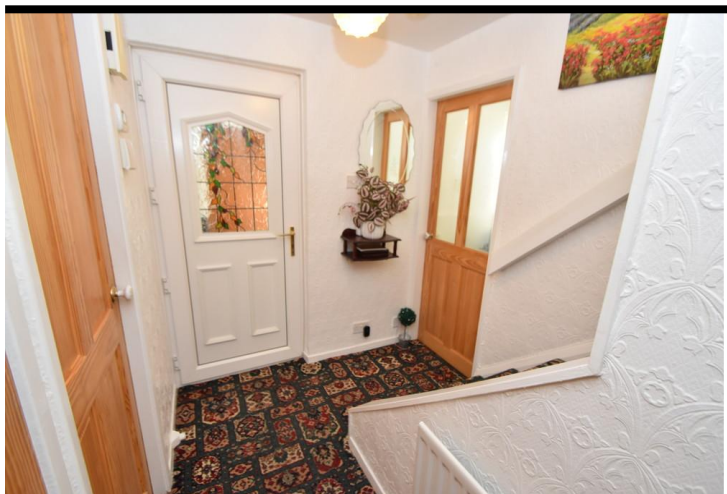
According to Ofcom the following broadband speeds are available. We would recommend contacting a supplier to get the most accurate and up to date data.

##### Broadband (estimated speeds)

Standard	14 mbps
Superfast	161 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 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.

This shows the percentage of measurements across your postal district over the last 12 months that can successfully stream video or make a video call if they have coverage.

O2 (75%), Vodafone (72%), EE (67%), Three (62%).

#### 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

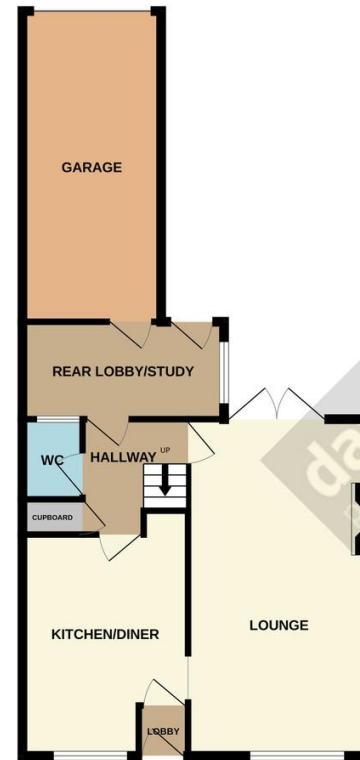
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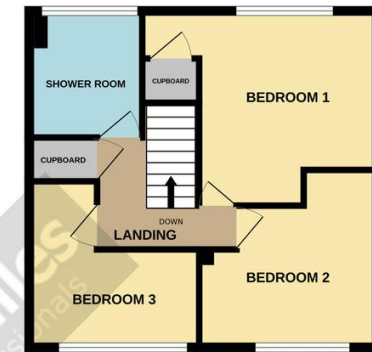
[info@davidbailes.co.uk](mailto:info@davidbailes.co.uk)

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GROUND FLOOR  
60.9 sq.m. (656 sq.ft.) approx.



1ST FLOOR  
39.7 sq.m. (427 sq.ft.) approx.



TOTAL FLOOR AREA: 100.6 sq.m. (1083 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		87 B
69-80	C	80 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

