

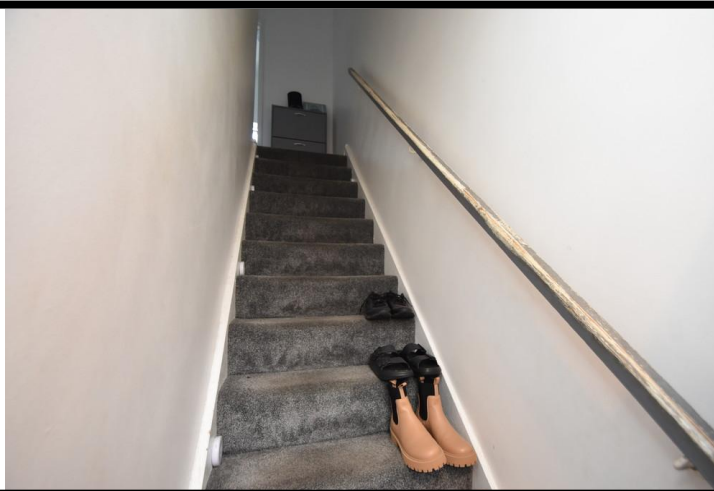


Fern Avenue | South Moor | Stanley | DH9 7QY

We offer this two bedroom extended terraced house which will be available with no upper chain. The accommodation comprises a hallway, lounge, dining room, kitchen and utility room. To the first floor there is a landing, two bedrooms and a bathroom. Low maintenance garden to the front, yard to the rear, gas combi central heating boiler, uPVC double glazing, EPC rating C (72), Council Tax band A, freehold. Virtual tours available.

£55,000

- Mid terraced house
- 2 bedrooms
- No upper chain
- Extended ground floor
- Garden and yard



Property Description

HALLWAY

uPVC double glazed entrance door, stairs to the first floor, single radiator and a door to the lounge.

LOUNGE

14' 6" x 15' 7" (maximum) (4.44m x 4.75m) uPVC double glazed window, under-stair storage cupboard, double radiator, wall lights and twin doors to the dining room.

DINING ROOM

6' 10" x 15' 7" (2.10m x 4.75m) uPVC double glazed window, tiled floor, telephone point, double radiator and a large opening to the kitchen.

KITCHEN

7' 0" x 6' 8" (2.15m x 2.04m) Fitted with a range of white wall and base units with contrasting laminate work-tops and matching upturns. Integrated electric oven/grill, halogen hob with stainless steel splash-back and extractor over. Stainless

steel sink with vegetable drainer and mixer tap, uPVC double glazed window, plumbed for a dishwasher, tiled floor and a doorway to the utility room.

UTILITY ROOM

7' 8" x 6' 8" (2.36m x 2.04m) Laminate worktop, wall cabinet, plumbed for a washing machine space for a fridge/freezer, tiled floor, single radiator, extractor fan, uPVC double glazed window and matching rear exit door.

FIRST FLOOR

LANDING

Loft access hatch, doors lead to the bedrooms and bathroom.

BEDROOM 1 (TO THE FRONT)

11' 8" x 12' 5" (3.58m x 3.80m) Storage cupboards housing the gas combi central heating boiler, uPVC double glazed window, laminate flooring and a double radiator.

BEDROOM 2 (TO THE REAR)

10' 4" x 9' 0" (3.15m x 2.76m) Laminate flooring, double radiator and a uPVC double glazed window.

BATHROOM

6' 5" x 6' 2" (1.97m x 1.90m) A white suite featuring a panelled bath with thermostatic shower over, glazed screen. Pedestal wash basin, PVC panelled splash-backs, WC, chrome towel radiator, extractor fan and a uPVC double glazed window.

EXTERNAL

TO THE FRONT

Low maintenance garden enclosed by a timber fence.

TO THE REAR

Self-contained yard with cold water tap.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating C (72). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

COUNCIL TAX

The property is in Council Tax band A.

TENURE

We understand that the property is freehold. We would recommend that any purchaser has this confirmed by their legal advisor.

SELECTIVE LICENCE

Please note that this property falls within the Local Authority Selective Licensing zone where a Landlord is required to register the property with the council every five years. Charges apply. Please visit

www.durham.gov.uk/selectivelicensing for further information.

VIEWINGS

We have created a virtual tour which can be viewed on our YouTube channel, our website, property portals and our social media accounts such as Facebook, Twitter and Instagram. 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

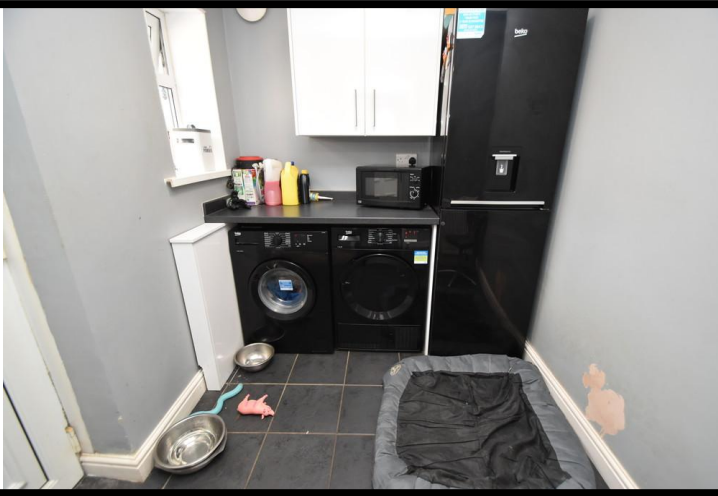
We have independent mortgage advisers within our branch, who will search the whole market to find the best suitable

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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Anthony Street

Stanley

County Durham

DH9 8AF

www.davidbailes.co.uk

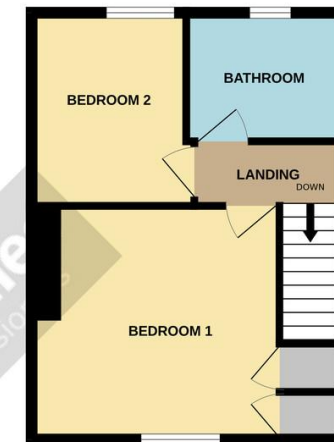
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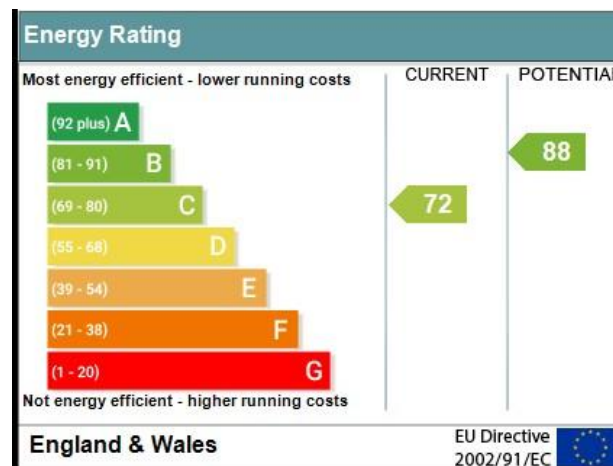
GROUND FLOOR
38.5 sq.m. (415 sq.ft.) approx.



1ST FLOOR
30.4 sq.m. (328 sq.ft.) approx.



TOTAL FLOOR AREA - 69.0 sq.m. (742 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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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

