



**STUART
EDWARDS**

Stanley Terrace

, Thornley DH6 3ES

- AFFORDABLY PRICED
- MID TERRACED HOUSE
- LOUNGE WITH FEATURE BAY WINDOW
- BATHROOM WITH SHOWER
- CELLAR
- WELL PRESENTED
- 2 DOUBLE BEDROOMS
- EXTENSIVE KITCHEN/BREAKFAST ROOM
- FRONT & REAR GARDENS
- NO ONWARD CHAIN

Asking Price £64,950



Council Tax Band: A EPC Rating: D

FULL DESCRIPTION

Spacious mid terraced house, well presented throughout. Affordably priced, this would be a perfect first time buyer property or investment opportunity.

Accessed via a UPVC entrance door to the hallway, generous lounge with feature bay window and extensively fitted shaker style kitchen with space from a dining table and rear access door to the garden. Stairs from the hallway lead to the first floor landing, 2 double bedrooms and full family bathroom suite with shower.

Externally there are enclosed gardens to the front and rear and exterior access to a cellar, perfect for additional storage space.

Benefiting from gas central heating with radiators to all rooms, UPVC guttering and downpipes and UPVC double glazing throughout.

Available with early vacant possession and no onward chain.

Viewings are recommended.

AREA INFORMATION

The property is situated in a pleasant residential area of THORNLEY in easy reach of a range of local amenities including convenience and grocery stores, take away and dining options, health and other services. The property is also in close proximity to the local Primary School and various Child Minding services.

Thornley lies to the West of Peterlee and in close proximity to the neighbouring towns and villages of Wheatley Hill , Shotton, Wingate, Cassop and the Trimdons.

The property is only a short drive to a number of main road links including the A688, A167, A19 and the A1(M) making it ideal for commuting to a range of nearby places including Sedgefield, Darlington, Middlesbrough, Durham and Newcastle.

ENTRANCE

UPVC entrance door leading to hallway with double radiator and stairs to the first floor landing.

LOUNGE

14'2 x 12'0

Feature bay window, double radiator and laminate flooring.

KITCHEN/BREAKFAST ROOM

12'1 x 14'1

Extensive range of shaker style wall and floor units with hardwood worktops and inset Belfast sink with mixer tap. Tiled splashbacks, cooker point, laminate flooring, double radiator, built-in cupboard, UPVC rear entrance door and space for a dining table.

FIRST FLOOR LANDING

BEDROOM 1

12'5 x 12'2

Radiator and built-in cupboard.

BEDROOM 2

13'4 x 8'9

Radiator and laminate flooring.

BATHROOM

White suite comprising, close coupled wc, pedestal wash hand basin, panel bath with electric shower over and glass screen, tiled walls and flooring and chrome heated towel rail.

GARDENS

Walled garden to the front with wrought iron access gate. The rear garden is a good size and is enclosed with fenced boundaries. It also has access to a cellar which provides a useful storage space

EPC.

EPC Rating - D

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/9778-5026-7262-0357-2984>

FREEHOLD.

We have been informed that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

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Agents Note: Whilst every care has been taken to prepare these 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 accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

