

# STUART EDWARDS



## Cooperative Terrace West

, Dilton DH9 9AQ

- Large size
- Good Transport Links
- Tenure: Freehold
- Family Home or Investment Opportunity
- Close Proximity to Amenities

Offers Over £89,950

**Council Tax Band: A**

**EPC Rating: D**

#### **FULL DESCRIPTION**

Fantastic 3-bedroom mid-terrace house located in the sought after village of Dipton, Stanley. Strategically located just a short drive from the town centre, train station, and major employers, this property is ideally positioned to attract families and investors alike.

The property features 3 bedrooms, 1 bathroom, a kitchen, a lounge and a dining room, this property offers ample room for comfortable living. Attractively priced for a buy to let investor or family user. .

To fully appreciate its potential, be sure to visit.

EPC D Rating

Council Tax Band A

#### **EPC.**

EPC Rating - D

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/9608-7088-6252-5870-7210>

#### **IMPORTANT INFORMATION.**

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

#### **PROPERTY VIEWING.**

Contact Stuart Edwards Estate Agents for an appointment to view.

#### **PROPERTY PORTALS.**

We are proud to be affiliated with the UK's leading property portals.

Our properties are displayed on Rightmove.co.uk, Zoopla.co.uk & OnTheMarket.com.

#### **THE PROPERTY OMBUDSMAN.**

Membership is held with The Property Ombudsman for sales and lettings.

#### **THANKS.**

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.

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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.

