



## Gullane Close | East Stanley | Co. Durham | DH9 6UR

A well presented two bedroom mid-link house offered with no upper chain. The house is warmed by gas combi central heating and full uPVC double glazing. Accommodation comprises of entrance porch, lounge, modern fitted kitchen/diner with integrated cooking appliances. To the first floor are two double sized bedrooms and bathroom. Gardens to front and rear. EPC rating D (67), freehold tenure, Council Tax band A. 350 degree and walk-through tours available.

**£95,000**

- Two bedroom mid-link house
- Ideal for first-time buyers or investors
- Available with no upper chain
- Gas combi central heating
- Full uPVC double glazing



## Property Description

### PORCH

4' 5" x 4' 1" (1.37m x 1.26m) uPVC double glazed entrance door, matching side window, laminate flooring and a door leading to the lounge/diner.

### LOUNGE/DINER

19' 2" x 11' 5" (5.85m x 3.48m) Laminate flooring, under-stair storage cupboard, uPVC double glazed window, TV aerial point, central heating double radiator, stairs to the first floor and a door leading to the kitchen.

### KITCHEN

8' 2" x 11' 5" (2.51m x 3.48m) Modern kitchen fitted with a range of wall and base units with contrasting laminate worktops and tiled splash-backs. Integrated fan assisted electric oven, halogen hob with illuminated extractor canopy over. Stainless steel sink with mixer tap, plumbed for a washing machine and space for a fridge/freezer. Laminate

flooring, central heating single radiator and a uPVC double glazed rear exit door.

### FIRST FLOOR

Landing, loft access hatch and doors leading to the bedrooms and bathroom.

### BEDROOM 1

10' 3" x 11' 5" (3.13m x 3.48m) Storage cupboard housing the gas central heating boiler, uPVC double glazed window with lovely panoramic views and a central heating single radiator.

### BEDROOM 2

9' 3" x 11' 5" (2.82m x 3.48m) uPVC double glazed window and a central heating single radiator.

### BATHROOM

Panel bath with boiler-fed shower over, glazed screen and PVC panelled splash-backs in travertine effect covering all walls. Pedestal wash basin, WC, central heating single radiator

and an extractor fan.

### EXTERNAL

Open plan lawn overlooking a green area to the front. To the rear is an artificial lawn enclosed by timber fence and gate.

### HEATING

Gas fired central heating via combination boiler and radiators.

### GLAZING

uPVC double glazing installed.

### ENERGY EFFICIENCY

EPC rating D (67). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

### TENURE

We understand that the property is currently held on a leasehold basis; however, the owner is in the process of acquiring the freehold. Subject to this being completed, the

property will be sold with freehold title on completion.

Prospective purchasers are advised to have this position confirmed by their legal representative as part of the conveyancing process.

#### COUNCIL TAX

The property is in Council Taxband A.

#### 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.

#### 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	9 mbps
Super-fast	66 mbps
Ultra-fast	1000 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.

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.

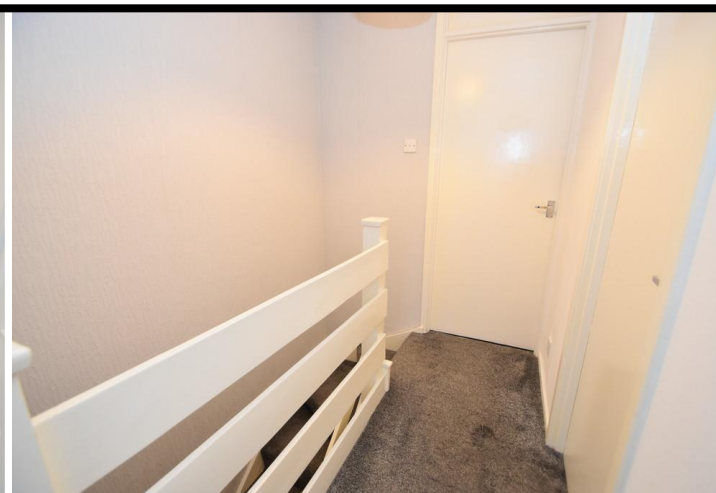
O2 (77%), Vodafone (74%), Three (72%), EE (63%)

#### 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

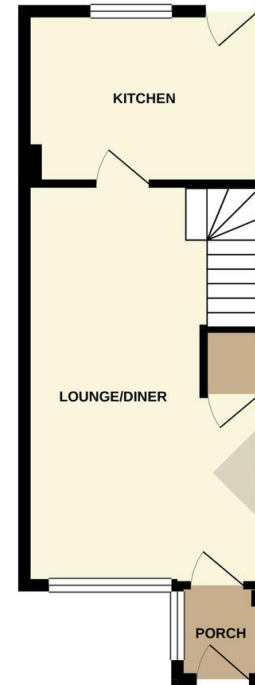
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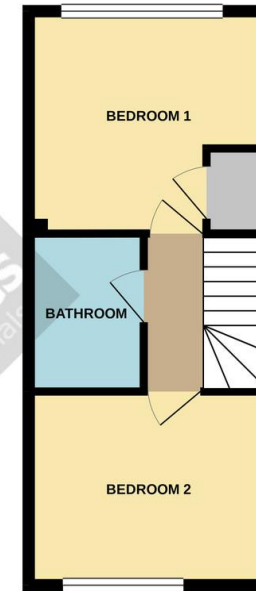
[info@davidbailes.co.uk](mailto:info@davidbailes.co.uk)

01207231111

GROUND FLOOR  
30.7 sq.m. (330 sq.ft.) approx.



1ST FLOOR  
29.1 sq.m. (313 sq.ft.) approx.



TOTAL FLOOR AREA: 59.7 sq.m. (643 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 operation or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	67 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

