

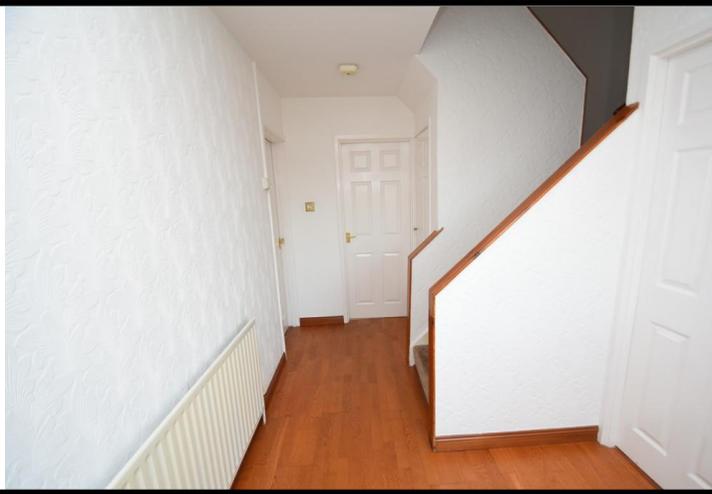


## Wordsworth Gardens | Dipton | Stanley | DH9 9LF

Offered with no upper chain, this well-presented three-bedroom mid-terraced home is pleasantly situated within a popular residential estate in Dipton, making it an excellent choice for families, first-time buyers or investors. The accommodation offers a practical and spacious layout comprising an entrance hallway, a generous lounge/dining room, a fitted kitchen with integrated appliances, and a ground floor WC. To the first floor are three bedrooms and a modern wet room. Externally, the property benefits from enclosed gardens to the front and rear, along with the advantage of a utility outbuilding providing useful additional storage space. On-street parking is available to the front. Conveniently located close to local schools, shops and transport links, the property also benefits from gas combi central heating and uPVC double glazing.

£125,000

- 3 Bedroom Mid Terrace
- Lovely Cosy Home
- Kitchen With Cooking Appliances
- Spacious Lounge/Diner With Feature Fireplace
- Ground Floor WC



## Property Description

### ENTRANCE HALLWAY

12' 8" Max x 6' 10" (3.88m x 2.09m) uPVC double glazed entrance with two side double glazed windows, laminate flooring, radiator, staircase to the first floor.

### WC

6' 0" x 3' 10" (1.84m x 1.19m) WC, wash basin with storage unit, fully tiled walls, vinyl flooring, uPVC double glazed window.

### LOUNGE/DINER

22' 5" x 10' 5" (6.85m x 3.18m) A long spacious room extending the full width of the house with uPVC double glazed windows to the front and rear, feature fireplace with electric fire and two radiators.

### KITCHEN

11' 0" x 9' 3" (3.37m x 2.82m) Fitted with wall and base units, complimentary work tops with tiled splash backs, integrated

oven and grill with electric cooking hob, extractor canopy, sink and drainer with mixer tap, plumbed in washing machine, integrated fridge/freezer, radiator, laminate flooring, uPVC double glazed window and exit door.

### REAR ENCLOSURE

7' 1" x 4' 5" (2.16m x 1.36m) uPVC double glazed entrance door, prospects roof covering, tiled flooring.

### UTILITY/STORAGE ROOM

9' 11" x 6' 11" (3.03m x 2.12m) Access wooden door to an L-shaped room with fitted wall and base units, work top, power points and lighting. Under bench freezer, storage shelving.

### STORAGE ROOM

3' 3" x 2' 9" (1.01m x 0.84m) Access wooden door to a useful storage cupboard.

### FIRST FLOOR

Landing, storage cupboard, large walk in storage cupboard

with shelving and housing the gas combi central heating boiler.

### BEDROOM 1

10' 5" x 9' 6" (3.19m x 2.91m) uPVC double glazed window, radiator, built in cupboard with hanging rail.

### BEDROOM 2

10' 6" x 10' 5" (3.21m x 3.20m) uPVC double glazed window, radiator, built in cupboard with hanging rail.

### BEDROOM 3

9' 6" x 8' 0" (2.92m x 2.45m) uPVC double glazed window, radiator.

### WET ROOM

11' 1" x 6' 1" (3.38m x 1.87m) A spacious room with fully tiled walls, PVC panel ceiling and wet room flooring, WC, pedestal wash basin, shower area with glazed doors, curtain and rail, thermostatic shower over, three high level uPVC double glazed windows, extractor fan.

#### EXTERNAL

To front - gravelled garden with concrete pathway, enclosed by fencing with access gate.

To rear - low maintenance block paved garden enclosed by fencing with access gate.

#### HEATING

Gas fired central heating via combination boiler and radiators.

#### GLAZING

uPVC double glazing installed.

#### ENERGY EFFICIENCY

EPC rating D (65). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

#### 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.

#### UTILITIES

The property is connected with a mains gas, water and electricity supply and is connected to the mains drainage.

#### 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	15 mbps
Super-fast	65 mbps
Ultra-fast	2000 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%), EE (63%), Three (72%).

#### 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

DH9 8AF

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

01207231111

GROUND FLOOR  
54.4 sq.m. (585 sq.ft.) approx.



1ST FLOOR  
44.8 sq.m. (483 sq.ft.) approx.



TOTAL FLOOR AREA: 99.2 sq.m. (1069 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		
69-80	C		77 C
55-68	D	65 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



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