



**david bailes**  
property professionals

**Fines Park, Stanley**  
**£95,000**

# Fines Park

## Stanley

Spacious 2-bed end-terrace in Fines Park with no chain, EV charging, off-street parking, patio garden, and great transport links. Ideal for first-time buyers, downsizers, or investors.

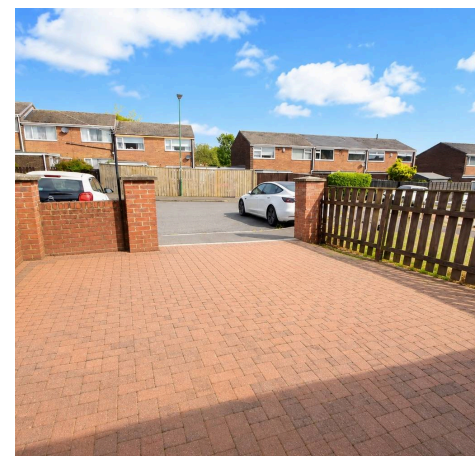
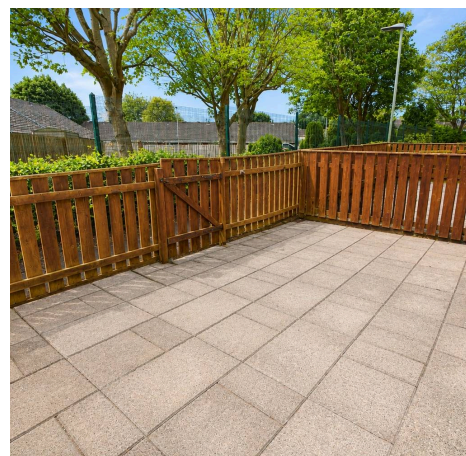
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- No Upper Chain
- Spacious Two Double Bedroom End-Terraced Home
- Quiet Cul-de-Sac Position on the Popular Fines Park Development
- Large Rear Yard Providing Secure Off-Street Parking
- Electric Vehicle Charging Point Installed
- Large Lounge Ideal for Relaxing and Entertaining
- Kitchen/Diner with Ample Dining Space
- Ground Floor WC and Useful Rear Lobby
- Freehold | Council Tax Band A | EPC Rating C (70)
- Cul-de-sac



## LOUNGE

12' 6" x 16' 11" (3.82m x 5.16m)

Plus an entrance lobby area. A generous room with lots of natural light. Entrance lobby area (1.30m x 1.74m) with uPVC double glazed French doors, additional matching window in the main area. Laminate flooring, wall light, coving, staircase to the first floor, central heating double radiators, TV aerial point, telephone point and a glazed door to the kitchen/diner.

## KITCHEN/DINER

10' 5" x 17' 0" (3.17m x 5.17m)

Fitted with a range of wall and base units with contrasting laminate worktops which extends to create a breakfast bar. Integrated fan assisted electric oven/grill, inset four ring gas hob with illuminated extractor canopy over. Stainless steel sink with vegetable drainer and mixer tap, integrated dishwasher and washing machine and space for a freestanding fridge/freezer. uPVC double glazed window, under-stair storage cupboard, central heating double radiator, coving, inset LED spotlights, space for a dining table and a glazed door to the rear lobby and WC.

## REAR LOBBY

4' 0" x 3' 9" (1.22m x 1.14m)

Composite double glazed rear exit door, inset spotlight and a door to the ground floor WC.

## WC

4' 0" x 2' 11" (1.22m x 0.90m)

Wash basin set within laminate worktop, WC, PVC panelled walls and ceiling with inset LED spotlight.

## FIRST FLOOR

### LANDING

7' 4" x 5' 7" (2.24m x 1.70m)

Airing cupboard housing the gas combi central heating boiler, loft access hatch and doors leading to the bedrooms and bathroom.

### BEDROOM 1 (TO THE FRONT)

10' 4" x 13' 8" (3.15m x 4.17m)

Sliding mirrored wardrobe, additional storage cupboard, large recess. uPVC double glazed window, coving, LED



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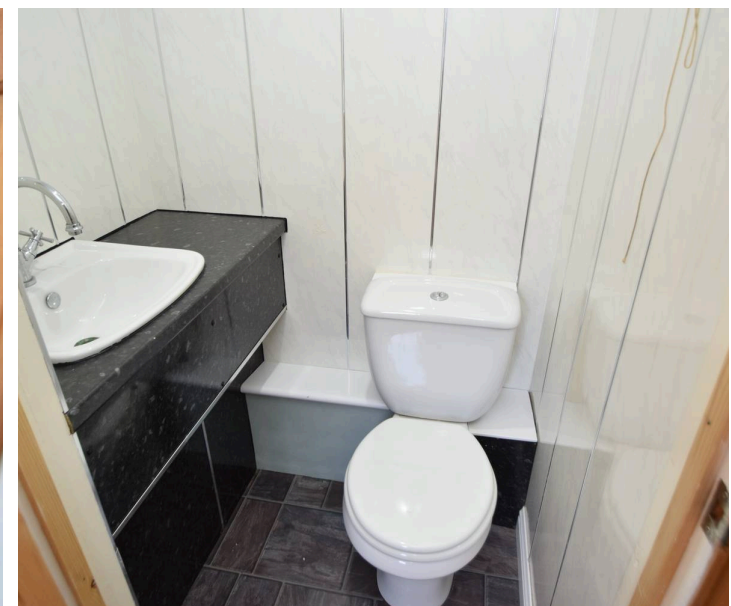
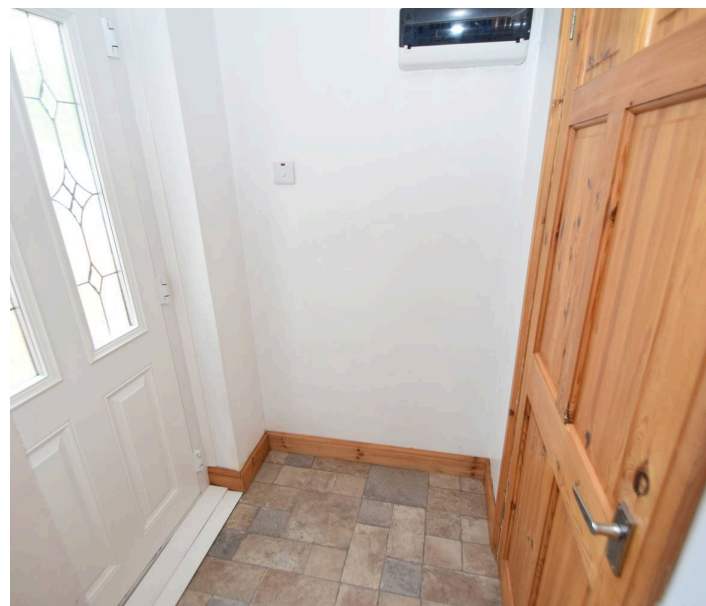
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### **FRONT GARDEN**

Paved patio enclosed by timber fence.

### **YARD**

Block paved driveway providing off street parking, electric car charger, electric socket and cold water supply tap.

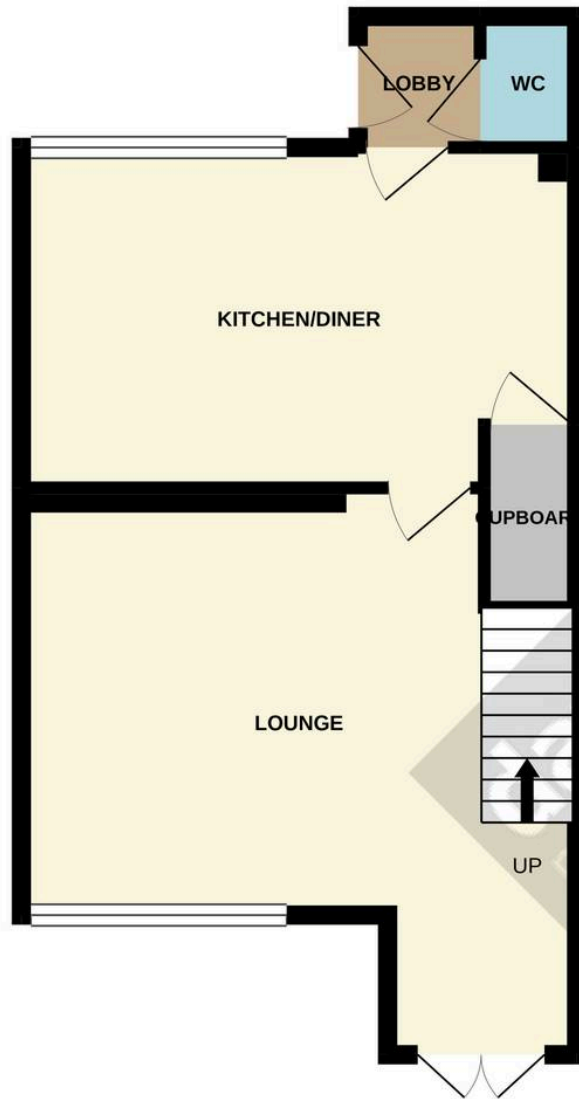
### **DRIVEWAY**

2 Parking Spaces

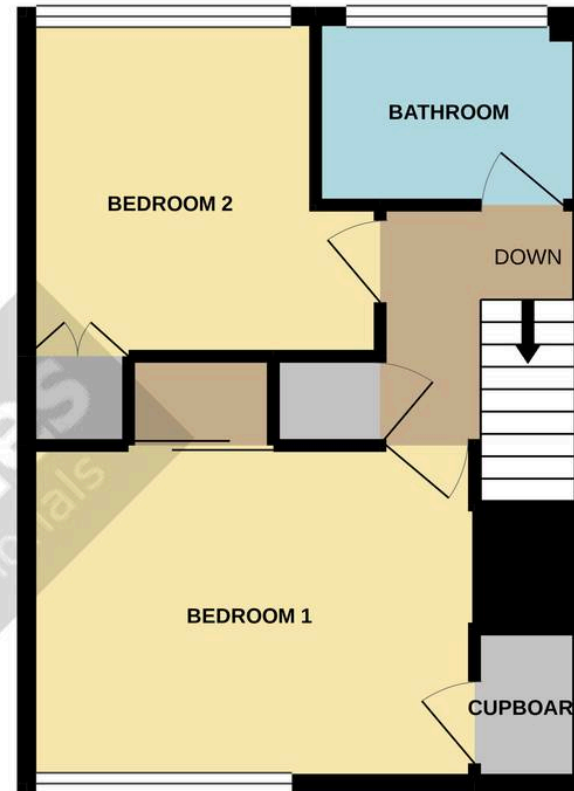
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GROUND FLOOR  
41.2 sq.m. (443 sq.ft.) approx.



1ST FLOOR  
35.8 sq.m. (385 sq.ft.) approx.



TOTAL FLOOR AREA : 76.9 sq.m. (828 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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