



Gerard Close | New Kyo | Stanley | DH9 7BY

Built in 2018 this two bedroom semi-detached house is located within a cul-de-sac with off-street parking and a South-facing rear garden making it an ideal first home. The accommodation comprises of a hallway, lounge, kitchen/diner, former WC (which could be re-installed), first floor landing, two bedrooms and a bathroom. Gas combi central heating, uPVC double glazing, EPC rating B (82), freehold tenure, Council Tax band A. Virtual tours including a 360 guide available on our website.

Offers Over £100,000

- Built in 2018 and located in a quiet cul-de-sac
- Two bedroom semi-detached house ideal for first-time buyers
- Off-street parking available to the front
- South-facing rear garden perfect for enjoying the sun
- Lounge and kitchen/diner



Property Description

HALLWAY

Entrance door, laminate flooring, single radiator, stairs to the first floor, hard-wired smoke alarm and a door to the lounge.

LOUNGE

15' 1" x 10' 0" (maximum) (4.62m x 3.07m) Laminate flooring, uPVC double glazed window, under-stair storage cupboard, double radiator, telephone point, TV aerial point and a door to the kitchen/diner.

KITCHEN/DINER

7' 10" x 13' 6" (2.40m x 4.13m) Overlooking the rear garden and fitted with a range of wall and base units with contrasting laminate worktops and tiled splash-backs. Integrated electric oven/grill, four gas hob with concealed extractor over, stainless steel sink with mixer tap, plumbed for a washing machine, space for a tall fridge/freezer. Wall mounted gas combi central heating boiler, space for a dining table, uPVC double glazed French doors open to the rear garden with matching window,

hard-wired smoke and heat detector, double radiator and a door to the former WC.

FORMER WC

5' 6" x 3' 1" (1.68m x 0.96m) Wash basin, tiled splash-back, single radiator, ceiling extractor fan and plumbing to re-install the WC (currently stored in the loft). The former WC is currently being used as a storage cupboard.

FIRST FLOOR

LANDING

Loft access hatch, hard-wired smoke alarm and doors to the bedrooms and bathroom.

BEDROOM 1 (TO THE FRONT)

10' 1" x 13' 6" (maximum) (3.09m x 4.13m) uPVC double glazed window and a single radiator.

BEDROOM 2 (TO THE REAR)

12' 11" x 7' 5" (3.94m x 2.27m) uPVC double glazed window and a single radiator.

BATHROOM

7' 3" x 5' 9" (2.23m x 1.76m) A white suite featuring a panelled bath with thermostatic mains shower over, folding glazed screen and tiled splash-back. Pedestal wash basin, mirrored wall cabinet, WC, uPVC double glazed frosted window, single radiator and a wall mounted extractor fan.

EXTERNAL

TO THE FRONT

Open-plan lawn, gravelled driveway providing off-street parking.

TO THE REAR

Paved patio, lawn and steps leading to a further area which has artificial grass. Enclosed by timber gate with shared side

path to front.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating B (82). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

UTILITIES

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

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.

BROADBAND SPEEDS AVAILABLE

According to Ofcom the following estimated broadband speeds are available. We would recommend contacting a supplier to get the most accurate and up to date data.

Standard	6 mbps
Superfast	80 mbps
Ultrafast	10000 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.

O2 80%, Vodafone 71%, Three 62%, EE 68%

MINING

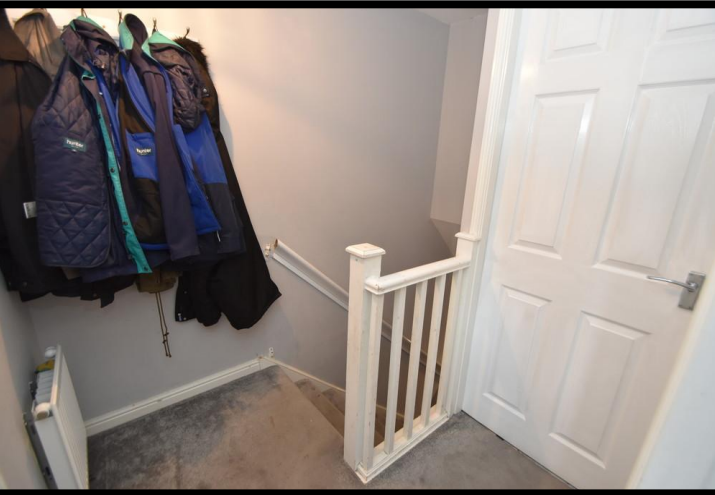
The property is located within a former mining area.

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

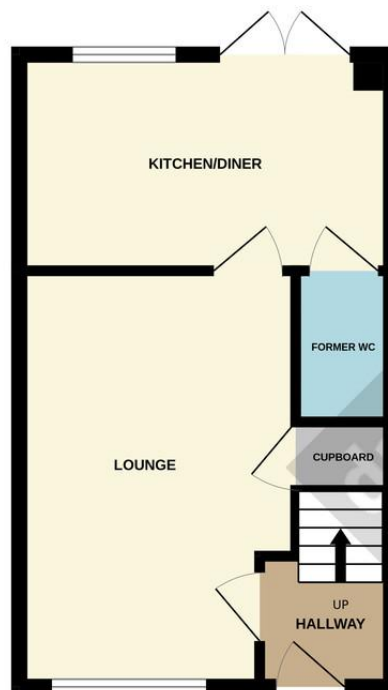
DH9 8AF

www.davidbailes.co.uk

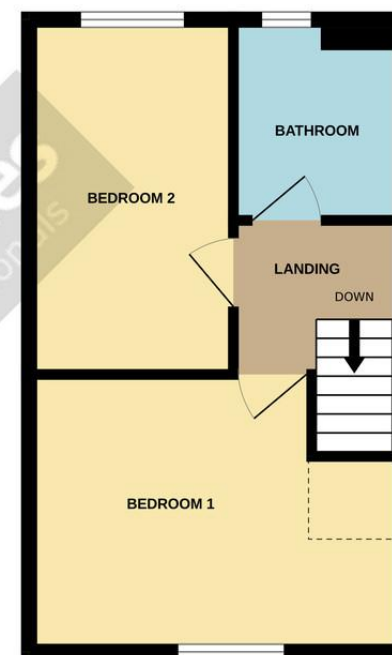
info@davidbailes.co.uk

01207231111

GROUND FLOOR
28.9 sq.m. (311 sq.ft.) approx.



1ST FLOOR
28.8 sq.m. (310 sq.ft.) approx.



TOTAL FLOOR AREA : 57.7 sq.m. (621 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		96 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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