



Francis Street

Stanley, Crook DL15 9SB

Asking Price £110,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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- CHAIN FREE
- EPC Grade C
- Modern Kitchen and Bathroom

- Three Bedroom Terraced Property
- Two Reception Rooms
- Neutral Decor Throughout

- Village Location
- Rear enclosed Yard and Garden over the lane
- Gas Central Heating and UPVC Double Glazed

This delightful three-bedroom terraced house, nestled on the charming Francis Street in Stanley Crook, is an excellent opportunity for those seeking a comfortable and modern home. Being chain-free, the property offers a smooth transition for prospective buyers.

Upon entering, you will be greeted by a warm and inviting atmosphere, enhanced by the benefits of UPVC double glazing and gas central heating, ensuring a cosy environment throughout the year. The interior boasts a modern kitchen and bathroom, both of which have been tastefully designed to meet contemporary standards. The décor throughout the home is stylish and well-maintained, providing a blank canvas for you to add your personal touch.

The property features two spacious reception rooms, perfect for entertaining guests or enjoying family time. These versatile spaces can be adapted to suit your lifestyle, whether you envision a formal dining area or a relaxed living room.

Outside, the house offers a lovely garden which is south facing and a rear yard, providing a private outdoor space for relaxation or gardening enthusiasts. This area is ideal for enjoying the fresh air or hosting summer barbecues with friends and family.

In summary, this three-bedroom terraced house on Francis Street is a wonderful opportunity for anyone looking to settle in a friendly community. With its modern amenities, ample living space, and outdoor areas, it is sure to appeal to a variety of buyers. Do not miss the chance to make this charming property your new home.

Ground Floor

Entrance

Access via composite entrance door leading into the lounge.

Lounge

16'2" x 13'1" (4.940 x 3.998)

A bright and welcoming room with a feature media wall housing electric living flame fire with space for TV above, UPVC window and central heating radiator. Double opening doors leading into the dining room.

Dining Room

13'4" x 11'10" (4.072 x 3.617)

Having ample space for family dining table and chairs, UPVC window with far

reaching countryside views, access to a useful storage cupboard, door to the foot of the stairs and opening into the kitchen.

Kitchen

14'6" x 6'4" (4.431 x 1.945)

Fitted with a bespoke range of white high gloss base and wall mounted storage units, black one and half bowl sink with UPVC window above overlooking the rear yard, integrated oven and grill with gas hob and extractor with ample space for further free standing appliances as required. Floor to ceiling black radiator.

Rear Entrance

A UPVC door leads to the rear yard and stairs rise to the first floor.

First Floor

Landing

Stairs rise from the rear entrance and provide access to the first floor accommodation and the loft.

Bedroom One

9'5" x 13'4" (2.880 x 4.072)

Located to the front elevation of the property having UPVC window and central heating radiator.

Bedroom Two

11'7" x 9'6" (3.536 x 2.897)

Located to the rear elevation of the property having UPVC window with views over the rear garden and countryside beyond. Central heating radiator.

Bedroom Three

6'4" x 10'1" (1.949 x 3.095)

Having UPVC window and central heating radiator.

Bathroom / WC

A fully fitted modern bathroom comprising bath with central mixer taps and shower over with glass screen, WC and wash hand basin built into a vanity storage cabinet, anthracite heated towel rail, obscured UPVC window, light up Bluetooth mirror, storage shelving, wall cladding and ceiling spot lights.

Exterior

To the rear of the property directly out of the back door is an enclosed yard area whilst over the lane is a garden laid to lawn.

Agents Note

Please note the garden is currently awaiting a new fence as the image which is shown at the moment does show part of the neighbouring properties garden, however the correct boundary line can be shown.

Energy Performance Certificate

To view the full Energy Performance Certificate for this property, please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/4300-5258-0422-2601-3663>

EPC Grade C

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available download speed 1800 Mbps Highest available upload speed 220 Mbps

Mobile Signal/coverage: Good Coverage from Vodaphone, O2, 3 and EE

Council Tax: Durham County Council, Band: A Annual price: £ 1,664.64 (Maximum 2026)

Energy Performance Certificate Grade: C

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Very low risk of ground water flooding. Very low risk of flooding from seas and rivers

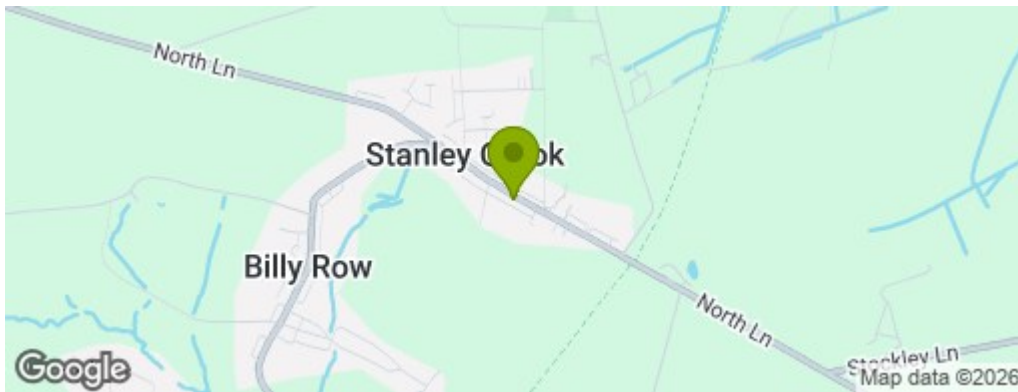
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HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of walls, windows, doors 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 for any prospective purchase. The layout, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Information

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