



## St. Helier Way | East Stanley | Co. Durham | DH9 0UT

Offered to the market with no upper chain is this spacious three-bedroom terraced bungalow, pleasantly situated within a popular and established residential area of East Stanley. The accommodation is arranged over one level and briefly comprises an entrance hallway, a large lounge/dining room providing generous living and entertaining space, a fitted kitchen, three bedrooms, and a bathroom. Externally, the property benefits from gardens to front and rear, along with an attached garage providing secure parking or additional storage. Gas combi central heating, EPC rating D (64), freehold tenure, Council Tax band B.

£149,950

- Spacious three-bedroom terraced bungalow
- No upper chain
- Popular and established residential area in East Stanley
- Large lounge/diner with generous living space
- Attached garage



## Property Description

### PORCH

An enclosed porch leads to the main hallway.

### HALLWAY

uPVC double glazed entrance door with matching rear door and side window, storage cupboard, double radiator, coving, hard-wired smoke alarm and doors leading to all rooms.

### LOUNGE/DINER

21' 10" x 12' 3" (6.66m x 3.74m) A spacious room with feature fireplace and electric fire, wall mounted lights, uPVC double glazed windows, double radiator, telephone point, TV cables and coving.

### BREAKFASTING KITCHEN

8' 11" x 12' 3" (2.73m x 3.74m) Fitted with a range of wall and base units with soft closing doors and drawers, contrasting laminate worktops and upstands. Slot-in cooker with glazed splash-back, plumbed for a washing machine, sink with mixer tap, concealed gas combi central heating boiler, uPVC double glazed window, single radiator and a hard-wired heat/smoke alarm.

### BEDROOM 1 (TO THE REAR)

13' 5" x 11' 1" (4.11m x 3.40m) Fitted wardrobes, uPVC double glazed windows, single radiator and coving.

### BEDROOM 2 (TO THE FRONT)

10' 0" x 9' 10" (3.06m x 3.01m) uPVC double glaze window, single radiator and coving.

### BEDROOM 3 (MIDDLE)

6' 9" x 9' 10" (2.06m x 3.01m) Single radiator and skylight.

### BATHROOM

5' 4" x 6' 8" (1.65m x 2.04m) Panelled bath with thermostatic shower over, glazed screen, fully tiled walls, pedestal wash basin with mirror and matching cabinet, WC, tiled floor, single radiator and skylight with integrated extractor fan.

### EXTERNAL

#### TO THE FRONT

Twin lawn garden enclosed by mature hedges.

#### TO THE REAR

Block-paved patio, cold water supply tap, lawn, flower beds, mature hedge and fence.

### GARAGE

Attached single garage with up and over door.



HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (64). 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 B.

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	12 mbps
Superfast	70 mbps
Ultrafast	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 webpage 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 (80%), Vodafone (71%), EE (68%), Three (62%).

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

B

## Viewing Arrangements

Strictly by appointment

## Contact Details

Anthony House

Anthony Street

Stanley

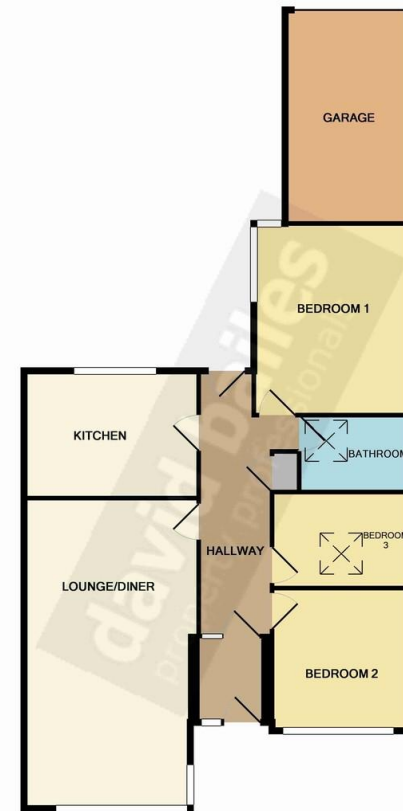
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TOTAL APPROX. FLOOR AREA 92.3 SQ.M. (994 SQ.FT.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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		82 B
69-80	C		
55-68	D	64 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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