



The Fairways

West Pelton DH9 6SU

£73,000





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The Fairways

West Pelton DH9 6SU



x 2



x 1



x 1

Sold, subject to contract. Similar properties required. Nestled in the charming area of West Pelton, Stanley, this immaculately presented first-floor flat offers a delightful living experience. With two well-proportioned bedrooms and a spacious reception room, this property is perfect for individuals seeking comfort and convenience.

Upon entering, you are greeted by a secure communal entrance, leading to a staircase that takes you to the apartment. The entrance hall opens into a generous lounge, providing an inviting space for relaxation and entertainment. The fitted white kitchen is equipped with a built-in hob, oven, and extractor, making it a practical area for culinary pursuits.

The two double bedrooms are designed to offer ample space and natural light, while the fitted white bathroom features a WC and shower, ensuring all your needs are met. The flat benefits from UPVC double-glazed windows, which enhance energy efficiency and noise reduction, as well as gas central heating via radiators, providing warmth and comfort throughout the year.

One of the standout features of this property is its

allocated parking space, a rare find in such a desirable location. The flat also boasts stunning views over the nearby golf course, adding to its appeal.

Conveniently located near the A693, with easy access to the A1M, this property is well-connected for commuting and local amenities. With immediate vacant possession available, this flat is ready for you to move in and make it your own. To arrange a viewing, please call 0191 3729898. Don't miss out on this fantastic opportunity!

Leasehold, 165 years remaining, 200 year lease, started in 1990. £50 @ month covers ground rent, buildings insurance and communal maintenance.

Council tax band A
EPC rating C

Communal Entrance

Entrance Hall

Living Room

13'10" x 13'6" plus bay (4.22m x 4.11m plus bay)

Kitchen

8'10" x 4'5" (2.69m x 1.35m)

Bedroom One

13'8" plus bay x 8'11" (4.17m plus bay x 2.72m)

Bedroom Two

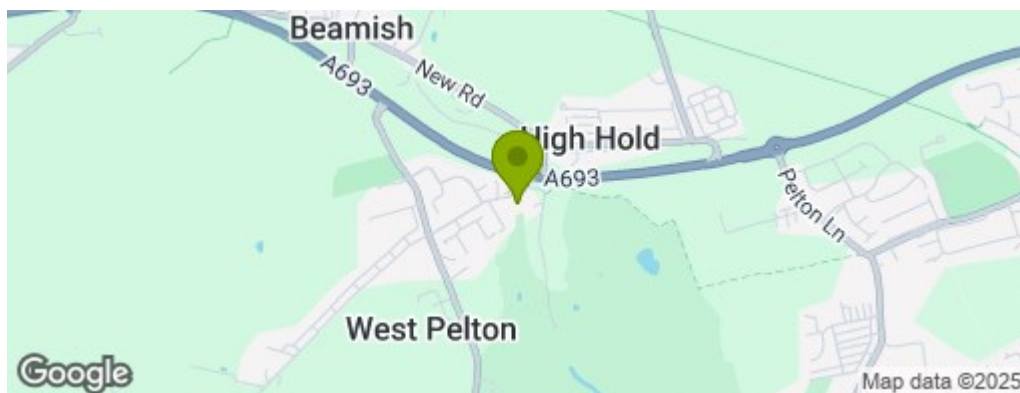
13'8" x 6'9" (4.17m x 2.06m)

Bathroom

Outside



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such for only prospective purchase. The services, systems and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given.
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