



## Acton Dene | East Stanley | Stanley | DH9 6RE

Enjoying a favourable position with open countryside views, this two bedroom end-terraced house is offered for sale with no upper chain, making it an ideal first-time buy, downsizer or investment opportunity. The well-proportioned accommodation comprises a hallway, comfortable lounge and a stylish Shaker-style kitchen/diner, with a useful side porch providing additional storage/access. To the first floor there are two double bedrooms and a modern wet room style shower/WC. Externally, the property benefits from gardens and pleasant outlooks to the surrounding countryside. Further features include gas combi central heating, full uPVC double glazing and photovoltaic solar panels, helping to improve energy efficiency.

**£75,000**

- No upper chain
- End-terraced position
- Countryside views
- Two double bedrooms
- Shaker-style kitchen/diner



## Property Description

Enjoying a favourable position with open countryside views, this two bedroom end-terraced house is offered for sale with no upper chain, making it an ideal first-time buy, down-sizer or investment opportunity.

The well-proportioned accommodation comprises a hallway, comfortable lounge and a stylish Shaker-style kitchen/diner, with a useful side porch providing additional storage/access. To the first floor there are two double bedrooms and a modern wet room style shower/WC.

Externally, the property benefits from gardens and pleasant outlooks to the surrounding countryside. Further features include gas combi central heating, full uPVC double glazing and photovoltaic solar panels, helping to improve energy efficiency.

Freehold tenure, Council Tax band A, EPC rating C (75).  
Virtual tours available.

### HALLWAY

11' 4" x 6' 6" (3.46m x 2.00m) uPVC double glazed entrance door with matching side window. Staircase with storage space beneath, central heating double panelled radiator and doors leading to the lounge and kitchen/diner.

### LOUNGE

12' 3" x 12' 10" (3.75m x 3.93m) Feature fire surround with marble inlay, hearth and living flame gas fire. uPVC double glazed half bow window with integral blinds, central heating double panelled radiator, wall lights and coving.

### KITCHEN/DINER

9' 1" x 19' 10" (2.78m x 6.06m) Extending the full width of the house with space for a dining table and uPVC double glazed windows overlooking the rear garden and countryside beyond. A shaker style kitchen with a range of wall and base units with tiled splash-backs and contrasting laminate butchers block style worktops. Integrated fan assisted electric oven, separate oven/grill and electric hob with illuminated extractor canopy

over. Concealed integrated washing machine, stainless steel single drainer sink with mixer tap, laminate floor tiles, central heating double panelled radiator, coving and a uPVC double glazed door to the side porch.

### SIDE PORCH

4' 9" x 4' 0" (1.45m x 1.22m) uPVC double glazed windows and matching exit door (requiring attention), base storage with laminate worktop.

### FIRST FLOOR

#### LANDING

Airing cupboard housing the gas combi central heating boiler, uPVC double glazed window, loft access hatch and doors leading to the bedrooms and shower room/WC.

#### BEDROOM 1 (TO THE FRONT)

12' 4" x 13' 9" (3.78m x 4.20m) Fitted sliding wardrobe, additional built-in cupboard with hanging rail and shelf. Central

heating single panelled radiator and a uPVC double glazed window.

#### BEDROOM 2 (TO THE REAR)

9' 2" x 11' 4" (2.80m x 3.46m) Built-in cupboard with shelving, central heating single panelled radiator, coving and a uPVC double glazed window with views towards the countryside.

#### SHOWER ROOM/WC

5' 6" x 8' 1" (1.68m x 2.47m) A white suite with a wet room style set up featuring an electric shower, curtain and rail. Pedestal wash basin, low level WC, PVC panelled walls, extractor fan, uPVC double glazed windows and a chrome towel radiator.

#### EXTERNAL

##### TO THE FRONT

Disability ramp, garden enclosed by hedging, fencing and extending to the side.

##### TO THE REAR

Block paved patio, lawn, cold water supply tap.

#### HEATING

Gas fired central heating via combination boiler and radiators.

#### GLAZING

uPVC double glazing installed.

#### ENERGY EFFICIENCY

EPC rating C (75). Please speak to a member of staff for a copy of the full Energy Performance Certificate. The house is fitted with Photovoltaic solar panels fitted to the rear of the property. The panels are fitted on a 25 year lease basis. There are no costs to the owners of the property and they enjoy reduced electricity bills. Please contact the office for further information.

#### 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

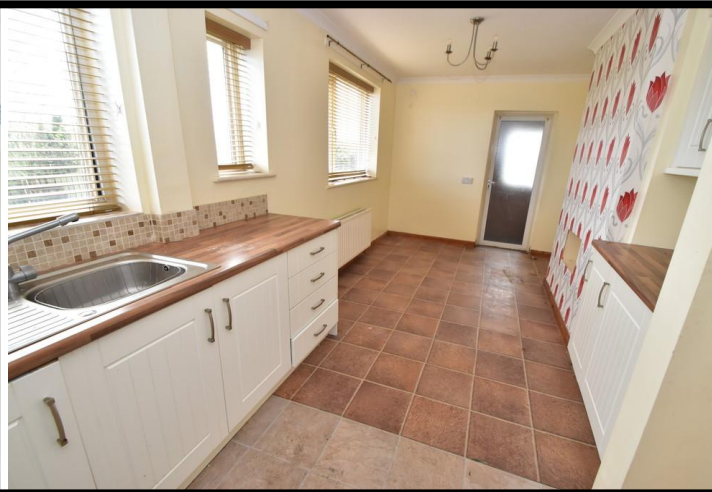
The property is in Council Tax band A.

#### BROADBAND SPEEDS

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	7 mbps
Super-fast	40 mbps
Ultra-fast	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 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.

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 (77%), Vodafone (74%), Three (72%), EE (63%)

#### 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

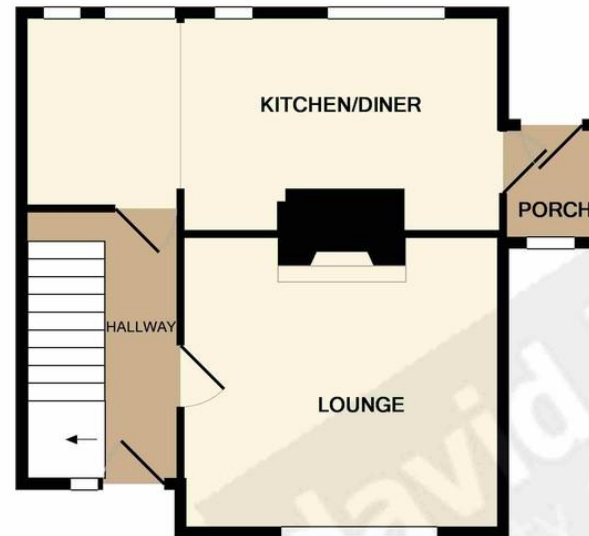
County Durham

DH9 8AF

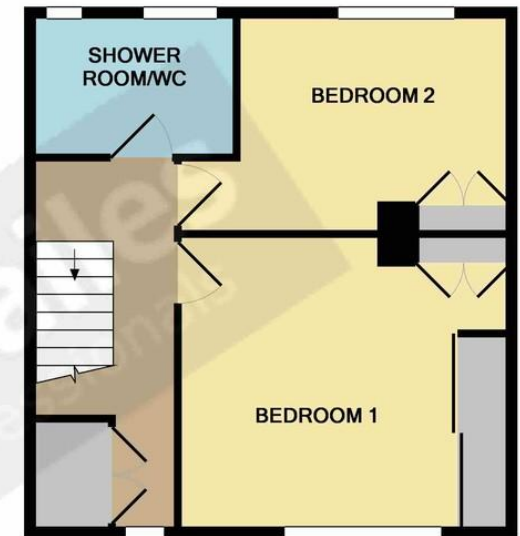
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[info@davidbailes.co.uk](mailto:info@davidbailes.co.uk)

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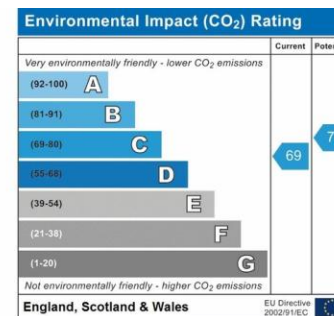
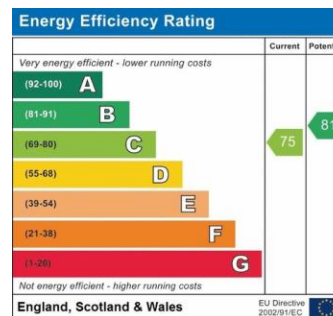
GROUND FLOOR  
APPROX. FLOOR  
AREA 39.3 SQ.M.  
(423 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 39.2 SQ.M.  
(422 SQ.FT.)

TOTAL APPROX. FLOOR AREA 78.4 SQ.M. (844 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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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

