



david bailes
property professionals

Ballater Close, Stanley
£147,500

14 Ballater Close

Stanley

Modern three-bed mid-terrace in East Stanley.
Extended lounge, spacious kitchen/diner, gardens
front and rear, off-street parking. No chain. Freehold.

EPC C. Council Tax Band A.

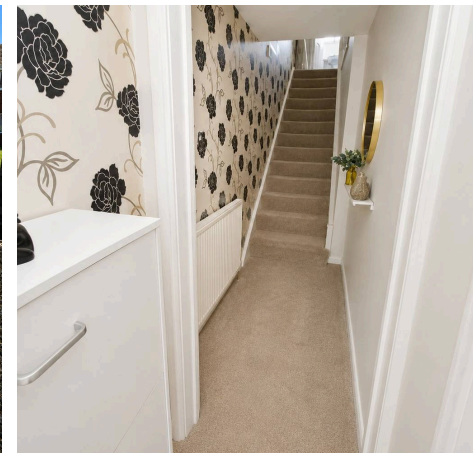
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Three bedroom mid-terraced house
- Freehold
- No upper chain
- Extended lounge
- Spacious kitchen/diner
- Gardens to front and rear
- Gas combi central heating
- uPVC double glazing
- EPC Rating C (77)



HALLWAY

uPVC double glazed entrance door, single radiator, stairs to the first floor and a door to the lounge.

LOUNGE

17' 11" x 10' 11" (5.45m x 3.32m)

An extended room with a uPVC double glazed window, wall lights, TV and telephone points, double radiator and a door leading to the kitchen/diner.

KITCHEN/DINER

10' 6" x 14' 6" (3.21m x 4.41m)

A good sized space with plenty of storage cupboards finished in high gloss white with contrasting laminate worktops and tiled splash-backs. Integrated electric fan assisted oven/grill, five ring gas hob with extractor canopy over. Stainless steel sink with mixer tap, wine rack, integrated dishwasher, plumbed for a washing machine, space for a dining table, under-stair storage cupboard, double column radiator, laminate floor tiles, uPVC double glazed windows and matching rear exit door to garden.

FIRST FLOOR

LANDING

10' 5" x 6' 1" (3.17m x 1.86m)

Airing cupboard housing the gas combi central heating boiler, loft access hatch (there is a light and is part-boarded for storage). Additional cupboard with shelves, doors lead to the bedrooms.

BEDROOM 1 (TO THE REAR)

13' 3" x 8' 3" (4.04m x 2.51m)

uPVC double glazed window, single radiator and coving.

BEDROOM 2 (TO THE FRONT)

10' 10" x 6' 11" (3.31m x 2.11m)

uPVC double glazed window and a single radiator.

BEDROOM 3 (TO THE FRONT)

8' 5" x 7' 3" (2.57m x 2.22m)

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BATHROOM



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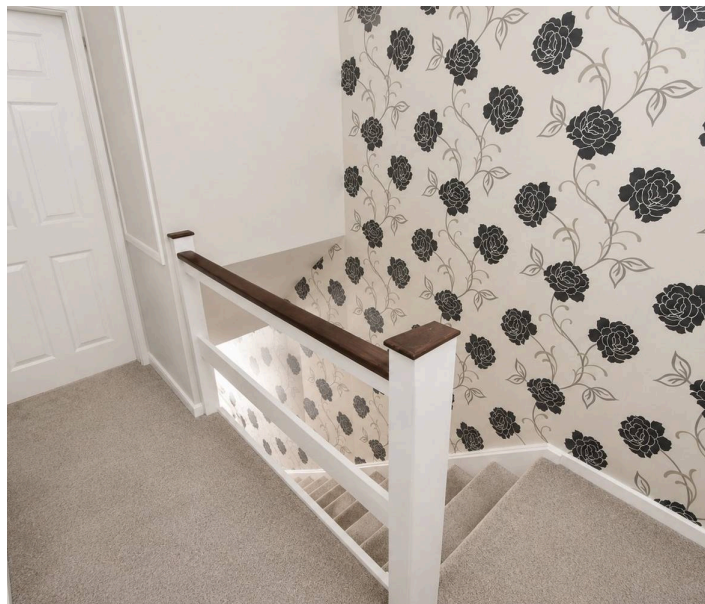
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FRONT GARDEN

A lawn garden enclosed by timber fence and gate.

REAR GARDEN

Paved patio, cold water supply tap, timber decking, lawn, flower beds, security light, enclosed by timber fence and gate leading to driveway.

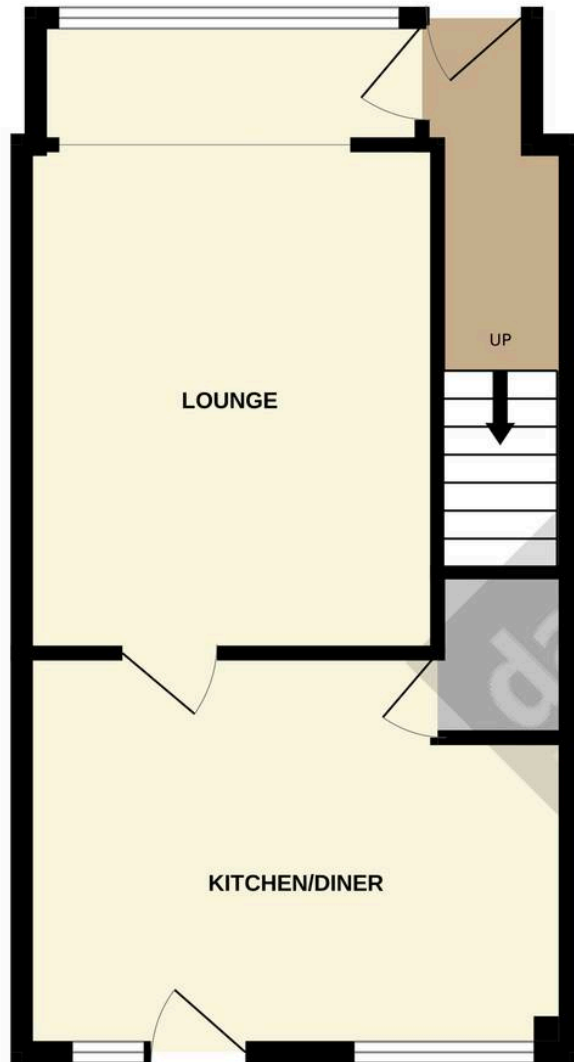
DRIVEWAY

1 Parking Space

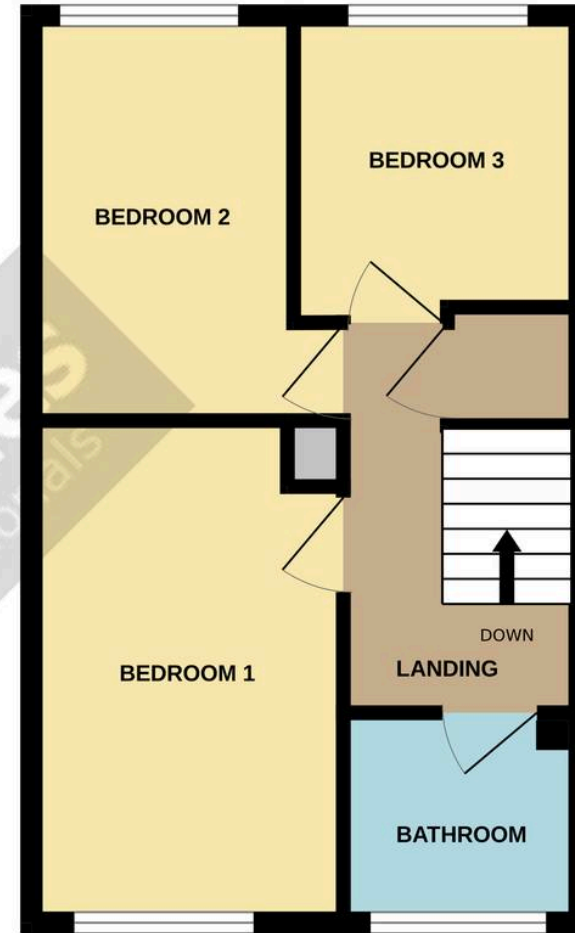
Driveway providing off-street parking for one vehicle. There is also the option to park on the road within the cul-de-sac.



GROUND FLOOR
36.2 sq.m. (390 sq.ft.) approx.



1ST FLOOR
32.1 sq.m. (346 sq.ft.) approx.



TOTAL FLOOR AREA : 68.3 sq.m. (736 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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