

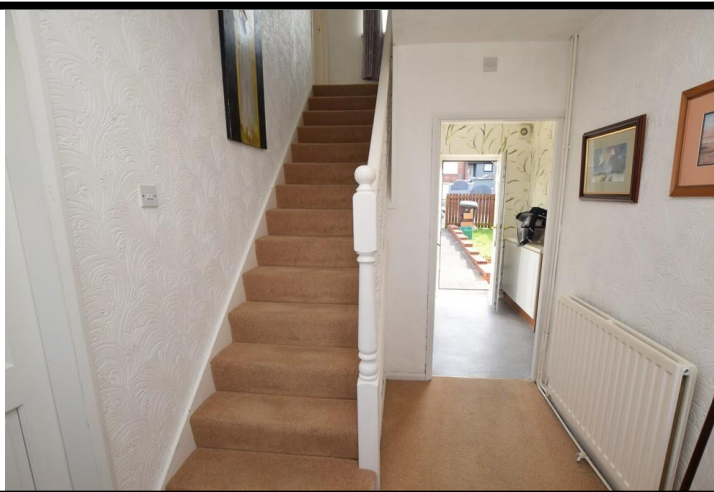


Hillside Gardens | Shield Row | Stanley | DH9 0HD

Located towards the end of a cul-de-sac within the popular area of Shield Row and within walking distance of the local primary school. A deceptively spacious double fronted 3 bedroom mid terraced house with well maintained lawn gardens to the front and rear. The house is offered with no upper chain and will provide a lovely home for first time buyers or as a rental investment. Briefly comprising an entrance hallway, lounge, utility room, kitchen with open plan dining room. To the first floor are two double and single a sized bedroom, shower room with separate WC. EPC rating E (48). Virtual tour available.

£75,000

- 3 bedroom mid terraced house
- Double fronted
- Lawn gardens to front and rear
- Deceptively spacious family home
- Kitchen with opening to dining room



Property Description

.ENTRANCE HALL

Wooden entrance door with glazed window and two side wooden glazed windows, radiator, newel post and spindle staircase. Doors lead to lounge and utility room.

LOUNGE

16' 2" x 10' 4" (4.93m x 3.17m) The lounge has a dual aspect with uPVC double glazed windows to the front and rear of the house providing light to both ends, two radiators.

UTILITY ROOM

8' 11" x 7' 3" (2.72m x 2.23m) Fitted base units with space for a tall fridge/freezer, uPVC double glazed door to the rear garden and uPVC double glazed window.

KITCHEN

8' 3" x 7' 3" (2.53m x 2.21m) Fitted with arrange of wall and base units, slot in gas cooking range with extractor unit over, plumbed for a washing machine, sink and drainer, gas central

heating boiler, uPVC double glazed window, open archway to the dining room.

DINING ROOM

10' 5" x 8' 8" (3.20m x 2.65m) uPVC double glazed window, radiator.

FIRST FLOOR

Landing with newel post and spindle staircase, uPVC double glazed window, loft access.

BEDROOM 1 (DUAL ASPECT)

16' 2" x 10' 4" (4.93m x 3.16m) Dual aspect with fitted sliding mirrored wardrobes, built in storage cupboard, radiator, uPVC double glazed windows to the front and rear of the house.

BEDROOM 2 (TO THE FRONT)

10' 5" x 10' 4" (3.19m x 3.15m) Built in storage cupboard, radiator, uPVC double glazed window.

BEDROOM 3 (TO THE FRONT)

12' 1" x 6' 10" (3.70m x 2.09m) An L-shaped room with a built in over stair cupboard, uPVC double glazed window, radiator.

SHOWER ROOM

7' 3" max x 5' 5" (2.22m x 1.66m) A modern fitted walk in shower with glazed shower screen and electric shower, Full PVC cladded walls, wash basin with base storage unit, towel radiator, uPVC double glazed window.

WC

WC, uPVC double glazed window.

EXTERNAL

Front Garden - A well maintained lawn garden with a flagged paved footpath in the centre, the garden is enclosed by fencing with an access gate to the public access footpath along the street. Rear Garden - A low maintenance lawn garden with a timber and flagged paved patio areas to either side of the footpath, the garden is enclosed by fencing with an access

gate.

PARKING

There is on street parking available to the rear of the house, but it is possible to make off street parking within the rear garden if required.

GLAZING

uPVC double glazing installed except for the front door and side windows.

HEATING

Gas fired central heating with radiators.

ENERGY EFFICIENCY

EPC rating E (48). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

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 AD VISE

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.

VIEWINGS

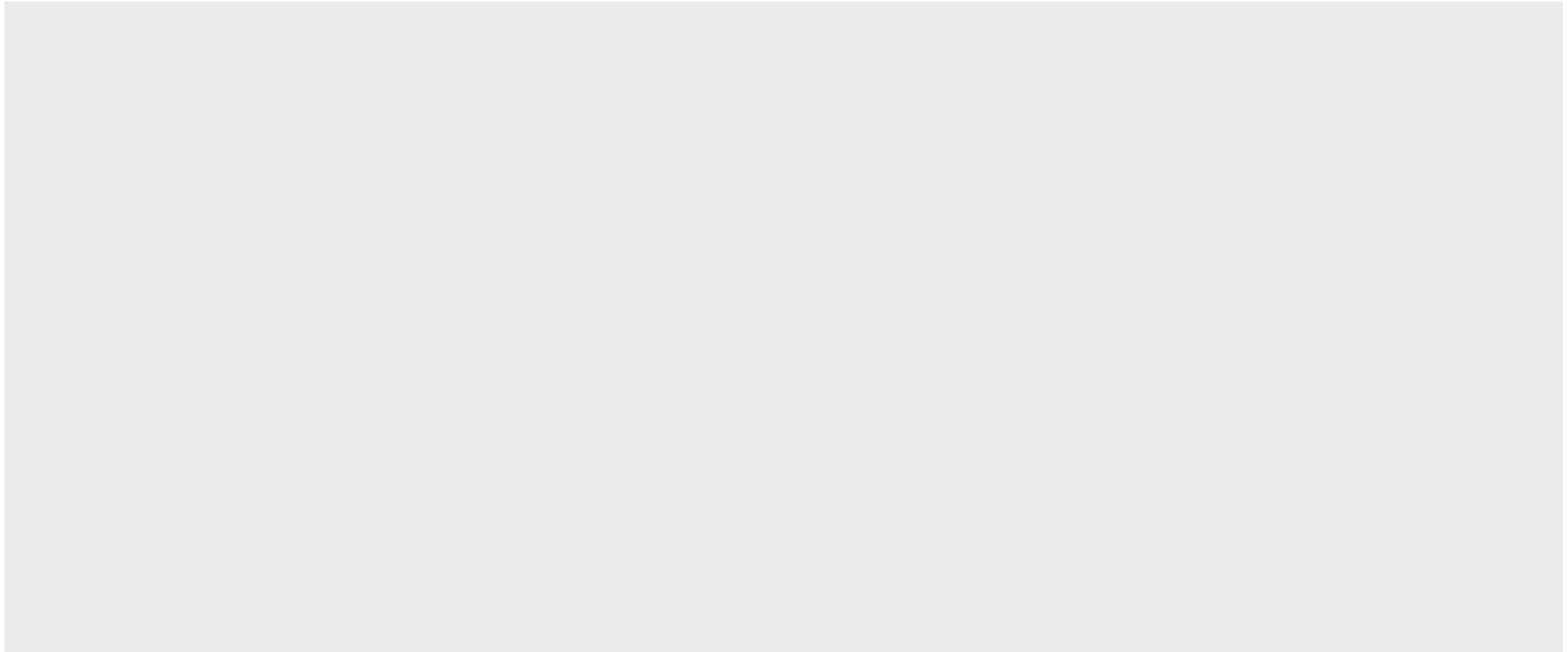
We have created a virtual tour which can be viewed on our YouTube channel, our website, property portals and our social media accounts such as Facebook, Twitter and Instagram. If you would like to view the property please ensure that you

wear appropriate PPE and adhere to social distancing. We may need to restrict the number of people within the property at one time and limit time of the viewing to 15 minutes. Please do not attend if you have recently shown symptoms of the Covid-19 virus.

AGENTS NOTES

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

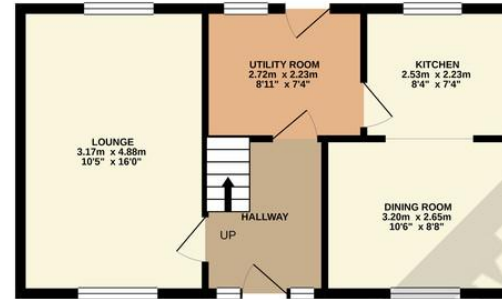
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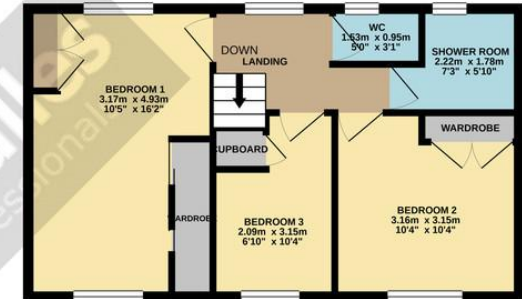
info@davidbailes.co.uk

01207231111

GROUND FLOOR
41.1 sq.m. (442 sq.ft.) approx.

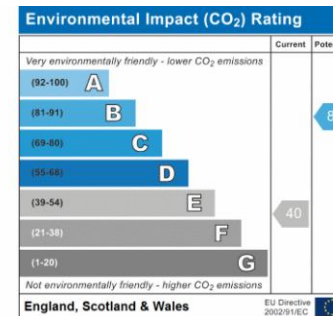
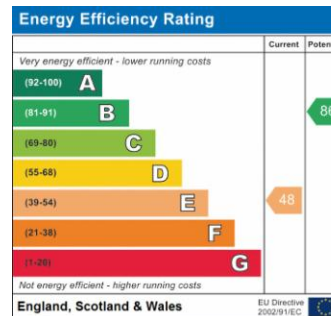


1ST FLOOR
41.5 sq.m. (447 sq.ft.) approx.



TOTAL FLOOR AREA: 82.6 sq.m. (889 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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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

