



## Coates Close | Stanley | Co. Durham | DH9 6XA

A property well suited to investors or first time buyers ready to put their stamp on a surprisingly spacious two bedroom end link. Available with no upper chain the accommodation comprises a hallway, lounge/diner, fitted kitchen, conservatory, first floor landing, two double bedrooms and a shower room. Open plan lawn to the front and enclosed garden to the rear. Gas central heating, full uPVC double glazing and an EPC rating of D (64). Virtual tour available.

£69,950

- End link house
- 2 double bedrooms
- Conservatory
- No upper chain
- Open garden to front, enclosed garden to rear



## Property Description

### HALLWAY

uPVC double glazed entrance door, dado rail, coving, central heating single radiator, stairs to the first floor and a door leading to the lounge/diner.

### LOUNGE/DINER

18' 2" x 12' 4" (5.56m x 3.78m) Marble fire surround, inlay and hearth, gas fire (incorporating the central heating back boiler), picture rail, central heating double radiator, uPVC double glazed window, TV aerial, coving and a door leading to the kitchen.

### KITCHEN

7' 6" x 15' 8" (2.30m x 4.80m) Fitted with a good range of wall and base units with contrasting laminate worktops and fully tiled walls. Integrated double oven/grill, four ring gas hob, stainless steel sink, plumbed in washing machine, free standing fridge/freezer, large under-stair storage cupboard, towel radiator, uPVC double glazed window and a large

opening to the conservatory.

### CONSERVATORY

10' 1" x 8' 5" (3.09m x 2.57m) Brick base with uPVC double glazed frames and French doors opening to the rear garden. Inset spotlights and a central heating double radiator.

### FIRST FLOOR

#### LANDING

Airing cupboard with shelving, loft access hatch, coving and doors leading to the bedrooms and shower room.

#### BEDROOM 1 (TO THE FRONT)

11' 3" x 12' 5" (3.44m x 3.81m) Built-in storage cupboard with folding doors, central heating single radiator, coving and a uPVC double glazed window.

#### BEDROOM 2 (TO THE REAR)

12' 3" x 9' 3" (3.74m x 2.84m) Large recess (0.71 x 2.07m),

laminated flooring, central heating single radiator, coving and a uPVC double glazed window.

### SHOWER ROOM

6' 7" x 6' 3" (2.02m x 1.92m) Lined with PVC panelled walls and ceiling, a white suite featuring a curved glazed shower enclosure with electric shower, large wall mounted cabinet, pedestal wash basin with glass shelf and mirrored cabinet above, WC, towel radiator, uPVC double glazed frosted window and laminated floor tiles.

### EXTERNAL

#### TO THE FRONT

Open plan lawn, currently maintained by the Local Authority, but could be fenced off like the neighbouring properties.

#### TO THE REAR

A self-contained low maintenance garden with stone chippings, enclosed by timber fence.



#### PARKING

On street parking spaces available within the cul-de-sac.

#### HEATING

Gas fired central heating via back boiler and radiators.

#### GLAZING

Full 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.

#### NOTE

Any purchaser may want to make enquiries to the Local Authority about acquiring the land to the side to increase the garden size.

#### 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.

#### NEED A MORTGAGE?

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.

#### 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.

#### 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

[www.davidbailes.co.uk](http://www.davidbailes.co.uk)

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

01207231111

GROUND FLOOR  
47.3 sq.m. (509 sq.ft.) approx.



1ST FLOOR  
37.6 sq.m. (405 sq.ft.) approx.



TOTAL FLOOR AREA: 84.9 sq.m. (914 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			79
(55-68) <b>D</b>		64	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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