



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

This three bedroom terraced house is available with no upper chain and would make an ideal home for a first time buyer, young family or investment property. The accommodation has great storage options and comprises an entrance hallway, lounge/diner, kitchen, rear lobby and a ground floor WC. To the first floor there is a landing, three bedrooms (two double) and a bathroom/WC. Gardens to the front and rear with plenty of public parking spaces within the cul-de-sac. Gas combi central heating and full uPVC double glazing. EPC rating D (66). Virtual tour available.

£69,950

- Terraced house
- 3 bedrooms
- No chain
- Virtual tour
- Lounge/diner



Property Description

HALLWAY

uPVC double glazed entrance door with matching side window, central heating single radiator, telephone point, stairs to the first floor and a door leading to the lounge/diner.

LOUNGE/DINER

18' 4" x 14' 3" (5.60m x 4.35m) Feature painted wood fire surround with marble inlay and hearth, inset electric fire, uPVC double glazed window, central heating single radiators, TV aerial and a door leading to the kitchen.

KITCHEN

7' 6" x 14' 2" (2.31m x 4.33m) Fitted with a range of base units with contrasting laminate worktops. Slot in gas cooker, stainless steel sink with mixer tap, plumbed for a washing machine, uPVC double glazed window, wall mounted gas combi central heating boiler, single radiator, large under-stair storage cupboard and a door leading to the rear lobby.

REAR LOBBY

5' 7" x 3' 3" (1.72m x 1.00m) uPVC double glazed rear exit door, matching window and a door leading to the WC.

WC

8' 4" x 2' 5" (2.55m x 0.76m) WC, wash basin, uPVC double glazed window and a central heating single radiator.

FIRST FLOOR

LANDING

Loft access hatch, airing cupboard, doors lead to the bedrooms and bathroom.

BEDROOM 1 (TO THE FRONT)

12' 6" x 10' 11" (3.83m x 3.34m) Built-in storage cupboard with hanging rail and shelf. uPVC double glazed window and a central heating single radiator.

BEDROOM 2 (TO THE REAR)

10' 8" x 10' 5" (3.26m x 3.19m) Built-in storage cupboard with hanging rail and shelf. uPVC double glazed window and a central heating single radiator.

BEDROOM 3 (TO THE FRONT)

7' 7" x 7' 11" (2.32m x 2.42m) uPVC double glazed window and a central heating single radiator.

BATHROOM

6' 9" x 6' 11" (2.08m x 2.11m) A white suite featuring a panelled bath with mains-fed shower over plus an additional shower fitment. Pedestal wash basin, WC, tiled splash-backs, central heating single radiator and a uPVC double glazed window.

EXTERNAL

TO THE FRONT

Lawn enclosed by timber fence.

TO THE REAR

Lawn garden, paved patio, cold water supply tap enclosed by timber fence and gate.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

Full uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (66). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

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.

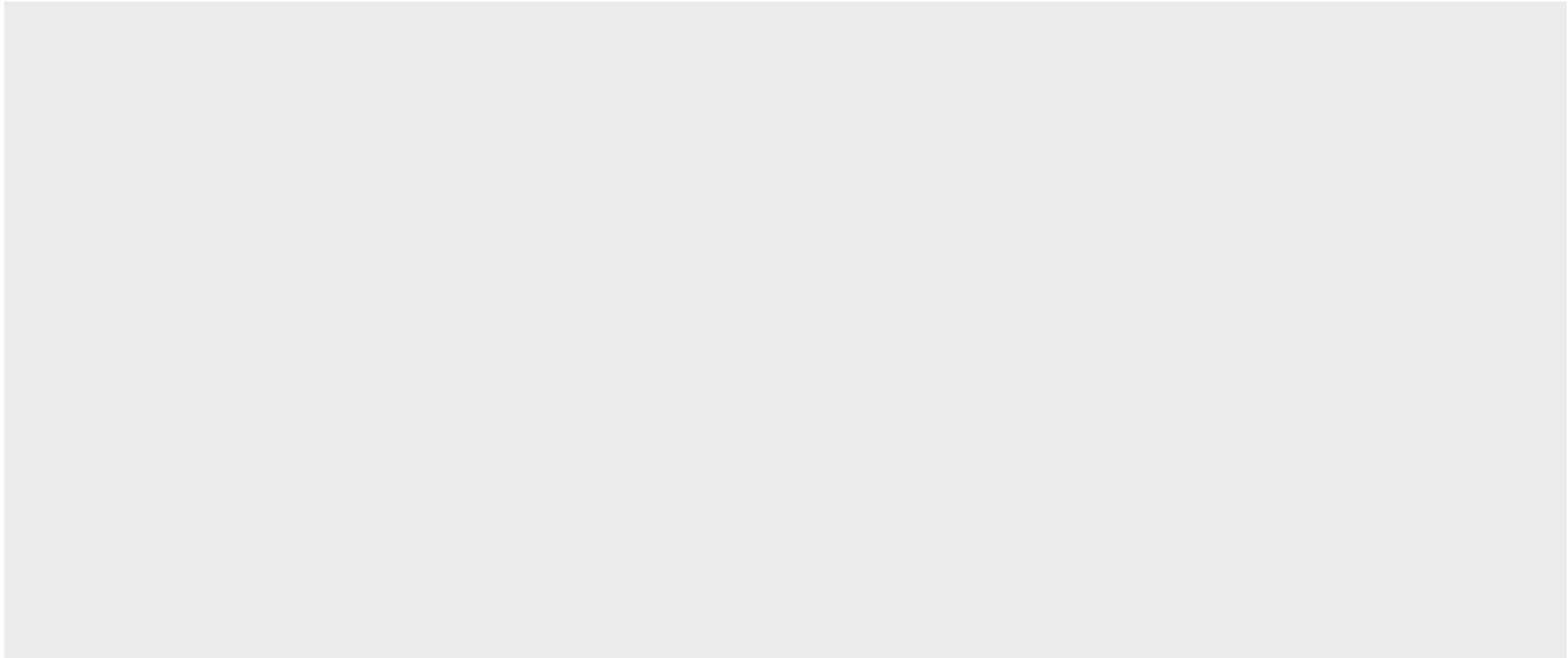
MAKING AN OFFER

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

info@davidbailes.co.uk

01207231111

GROUND FLOOR
43.1 sq.m. (464 sq.ft.) approx.

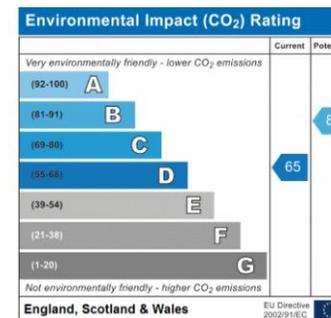
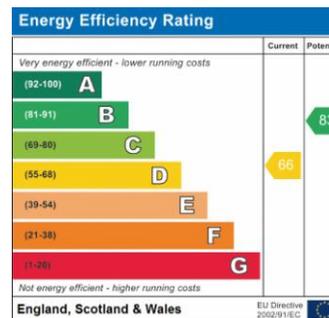


1ST FLOOR
41.6 sq.m. (448 sq.ft.) approx.



TOTAL FLOOR AREA: 84.7 sq.m. (912 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.
Made with Metropix ©2021.



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



rightmove
find your happy

