



Bronte Place | South Stanley | Co. Durham | DH9 6XQ

This three bedroom mid linked house provides generous accommodation and benefits from having a garden overlooking woodland and a rear yard making this ideal for a family. Comprising an entrance porch with new roof installed July 2021, full width lounge, hallway, lounge/diner, rear lobby, first floor landing, three bedrooms (two double) and a bathroom. Gas combi central heating, full uPVC double glazing and lots of storage. Owned solar panels on the roof, EPC rating C (78). Virtual tour available.

£82,500

- Mid link house
- 3 bedrooms
- Lounge plus kitchen/diner
- Virtual tour available
- Garden and yard



Property Description

PORCH

5' 6" x 6' 6" (1.70m x 2.00m) Benefitting from a new flat roof installed July 2021 and accessed via a uPVC double glazed entrance door with matching side window, laminate flooring, central heating single radiator and a door leading to the lounge.

LOUNGE

10' 8" x 17' 8" (3.26m x 5.40m) Feature fireplace with electric fire, laminate flooring, uPVC double glazed window, under-stair storage cupboard, central heating double radiator, telephone point, TV aerial point, satellite TV cables and a door leading to the hallway.

HALLWAY

Staircase to the first floor, laminate flooring, storage cupboard, central heating single radiator and doors leading to the kitchen/diner and rear lobby.

KITCHEN/DINER

16' 2" (maximum) x 11' 5" (maximum) (4.93m x 3.48m) Fitted wall and base units with contrasting laminate worktops and tiled splash-backs. Space for a slot in electric cooker, space for additional appliances including plumbing for a washing machine. Stainless steel sink, uPVC double glazed window, storage cupboard, space for a dining table, central heating double radiator and laminate floor tiles.

REAR LOBBY

4' 0" x 5' 7" (1.24m x 1.72m) Laminate flooring, uPVC double glazed rear exit door with matching side window.

FIRST FLOOR

LANDING

Central heating single radiator, storage cupboard housing the gas combi central heating boiler and doors leading to the bedrooms and bathroom.

BEDROOM 1 (TO THE REAR)

16' 3" (maximum) x 11' 7" (maximum) (4.96m x 3.55m) uPVC double glazed window, central heating double radiator and a loft access hatch.

BEDROOM 2 (TO THE FRONT)

10' 9" x 9' 10" (3.30m x 3.02m) uPVC double glazed window and a central heating double radiator.

BEDROOM 3 (TO THE FRONT)

5' 6" x 7' 4" (1.70m x 2.25m) uPVC double glazed window and a central heating double radiator.

BATHROOM

5' 5" x 8' 7" (1.67m x 2.63m) A panelled bath with shower fitment, curtain and rail. Pedestal wash basin, WC, tiled splash-backs, uPVC double glazed window and a central heating double radiator.

EXTERNAL

TO THE FRONT

Lawn garden enclosed by timber fence.

TO THE REAR

Paved patio self-contained yard with timber shed, enclosed by timber fence.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

Full uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating C (78). Please speak to a member of staff for a copy of the full Energy Performance Certificate. Please note that there are solar panels on the roof which are owned and offset the energy costs of the property.

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.

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.

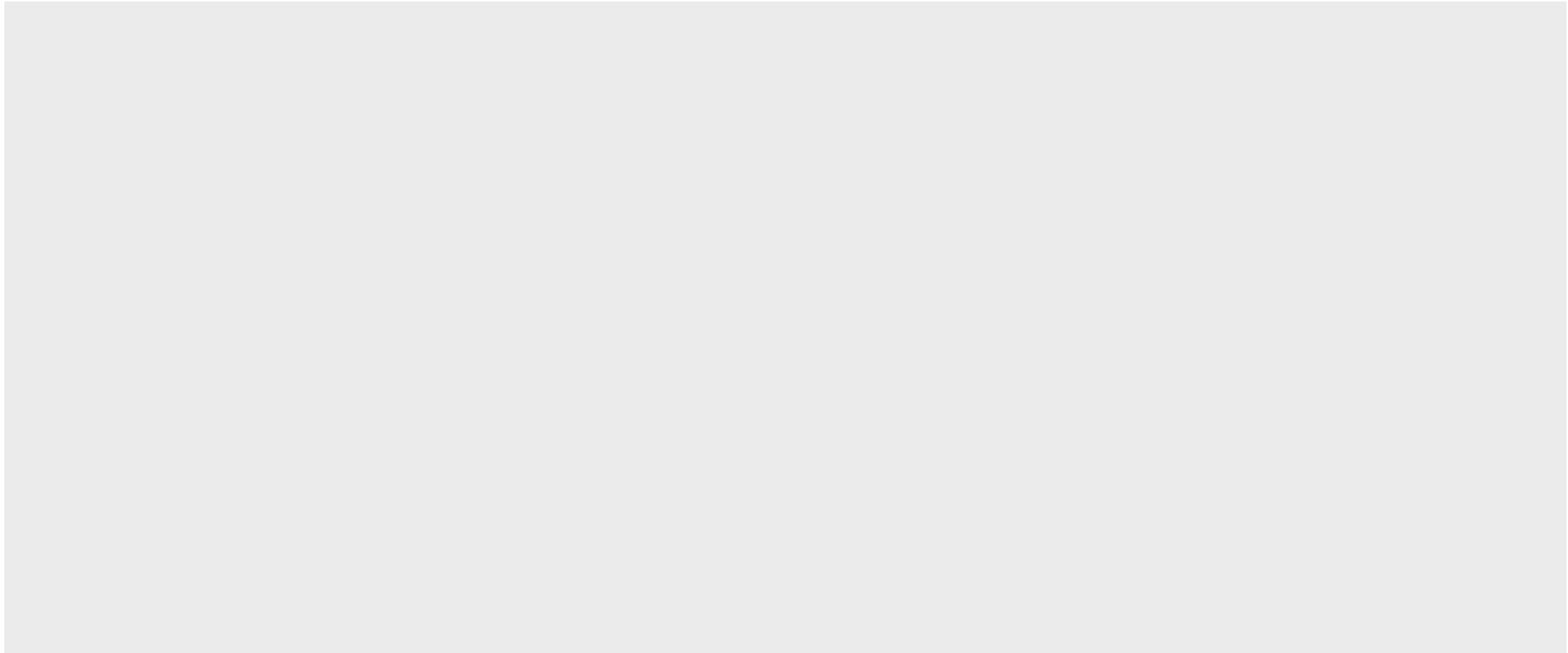
NEED A MORTGAGE?

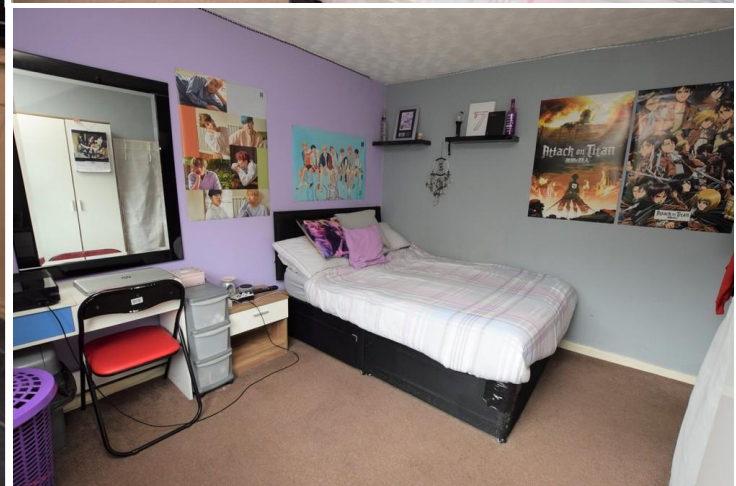
We have independent mortgage advisers within our branch, who will search the whole market to find the best suitable mortgage and help you progress through the process. Contact our office to arrange a telephone or office appointment.

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

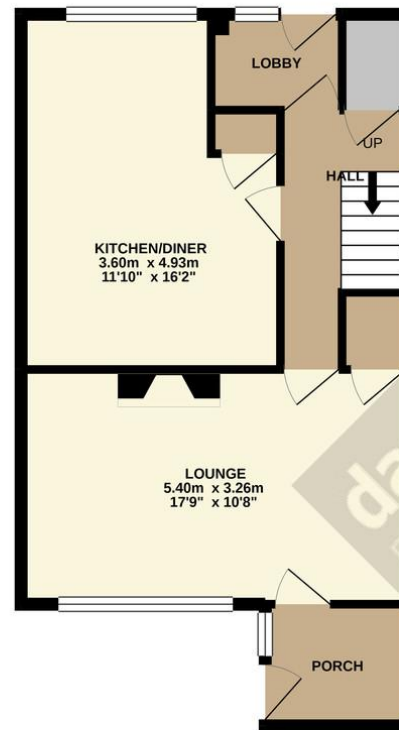
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GROUND FLOOR
46.9 sq.m. (505 sq.ft.) approx.



1ST FLOOR
44.2 sq.m. (475 sq.ft.) approx.



TOTAL FLOOR AREA: 91.0 sq.m. (980 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
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		85
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

