



Coniscliffe Road | Stanley | Co. Durham | DH9 7RF

This four bedroom extended terraced house provided deceptively spacious accommodation and is offered with no upper chain. Highlights include a superb landscaped rear garden, front driveway and double length integral garage. Briefly comprising an entrance porch, hallway, large lounge, dining room, generous kitchen/diner, ground floor WC and rear porch. To the first floor there are four bedrooms (master with en-suite shower) and a family bathroom. Gas combi central heating, uPVC double glazing and an EPC rating of D (64). Virtual tour available.

Offers Over £150,000

- Extended terraced house
- 4 bedrooms (master with en-suite)
- No upper chain
- Double length garage and driveway
- Well maintained rear garden



Property Description

ENTRANCE PORCH

3' 3" x 6' 6" (1.01m x 2.00m) uPVC double glazed entrance door with matching windows, vaulted ceiling, glazed door to hallway with matching side window.

HALLWAY

10' 9" x 5' 11" (3.30m x 1.81m) Stairs to the first floor with storage cupboard beneath, additional cupboard with shelves, double radiator, dado rail, coving and glazed doors to the lounge and kitchen/diner.

LOUNGE

21' 3" x 12' 7" (maximum) (6.50m x 3.84m) Feature stone chimney breast with electric fire, bay window with uPVC double glazed windows, telephone point, TV aerial, coving, two double radiators and a large opening to the dining room.

DINING ROOM

8' 10" x 10' 2" (2.70m x 3.10m) Overlooking the rear garden with wall lights, single radiator, coving and glazed sliding doors opening to the kitchen/diner.

KITCHEN/DINER

15' 11" (maximum) x 20' 0" (maximum) (4.87m x 6.10m) An L-shaped room with space for a dining table and fitted with a generous range of wall and base units with concealed lighting onto contrasting laminate worktops and tiled splash-backs. Display cabinet, plate rack, Sharp jet convection oven/grill, Hotpoint halogen hob with concealed illuminated extractor fan over. Concealed space with plumbing for a washing machine and dishwasher. Space for a free standing fridge/freezer, stainless steel single drainer sink with vegetable drainer and mixer tap. Double radiator, single radiator, uPVC double glazed window, storage cupboard, coving and doors leading to the WC, hallway and rear porch.

WC

3' 0" x 2' 10" (0.92m x 0.87m) Low level WC and extractor fan.

REAR PORCH

2' 11" x 5' 5" (0.91m x 1.66m) Two uPVC double glazed doors to the garden with matching windows.

FIRST FLOOR

LANDING

Loft access hatch, dado rail, storage cupboard and doors leading to the bedrooms and bathroom.

MASTER BEDROOM (TO THE FRONT)

10' 8" x 11' 3" (3.26m x 3.45m) Fitted wardrobes and over bed storage, bay window with uPVC double glazed windows, double radiator, telephone point and a door to the en-suite shower.

EN-SUITE SHOWER

7' 9" x 7' 4" (2.37m x 2.24m) Comer cubicle with glazed curved doors, electric shower with PVC panelled splash-backs, WC, wash basin with base storage, double radiator, extractor fan, wall mirror and a uPVC double glazed window.

BEDROOM 2 (TO THE REAR)

10' 4" x 10' 5" (3.16m x 3.20m) Fitted wardrobes, single radiator and a uPVC double glazed window.

BEDROOM 3 (TO THE FRONT)

11' 3" x 7' 4" (3.44m x 2.25m) Storage cupboard with loft access hatch (loft fully boarded for storage and has power points and Velux double glazed window), single radiator and a uPVC double glazed window.

BEDROOM 4 (TO THE REAR)

6' 10" x 7' 5" (2.09m x 2.28m) Single radiator and a uPVC double glazed window.

BATHROOM

6' 10" x 7' 10" (2.09m x 2.41m) A corner bath, pedestal wash basin, WC, airing cupboard housing the gas combi central heating boiler, single radiator, fully tiled walls, uPVC double glazed window, ceiling extractor fan, wall mirror and a double radiator.

EXTERNAL

TO THE FRONT

Patterned concrete driveway providing off street parking and extends to form a patio area with flower beds.

TO THE REAR

A well maintained garden with paved patio, cold water supply tap, lawn, pergola and mature flower beds and shrubs. Please note the owners pay an annual ground rent of £100 per annum to the Local Authority for a small portion of the rear garden which was offered to each resident in the 1990s.

INTEGRAL GARAGE

21' 10" x 7' 5" (6.68m x 2.28m) An integral double length single garage with up and over door, power point, cold water supply tap and lighting.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

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.

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.

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.

Although the property itself is freehold the owners were offered a portion of land in the 1990s from the Local Authority, which they pay £100 per annum ground rent.



Tenure

Freehold, ground rent of £100 per annum paid for a portion of the rear garden to the Local Authority.

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Contact Details

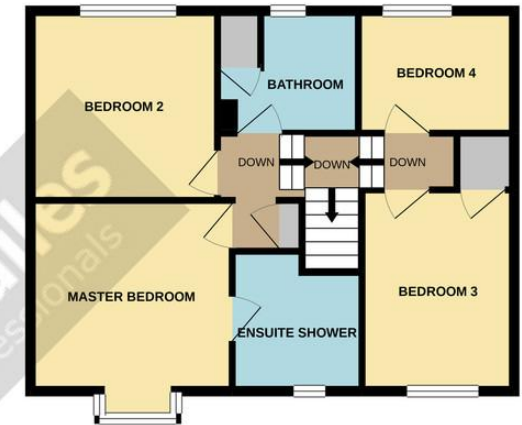
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GROUND FLOOR
78.4 sq.m. (844 sq.ft.) approx.



1ST FLOOR
54.2 sq.m. (584 sq.ft.) approx.



TOTAL FLOOR AREA: 132.6 sq.m. (1428 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		
(69-80)	C		78
(55-68)	D	64	
(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



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