



Beldon Drive | South Moor | Stanley | DH9 7EF

This three bedroom end terraced house is ideal for a first time buyer and is located within a cul-de-sac on a popular development. Highlights include a lawn rear garden, and double driveway. The accommodation comprises an entrance hallway, WC, lounge, kitchen/diner, first floor landing, three bedrooms and a bathroom. Gas central heating, full uPVC double glazing, EPC rating C (75) and a virtual tour is available.

£100,000

- Modern end-terraced house
- 3 bedrooms
- Off street parking for two vehicles
- Gardens
- Well presented



Property Description

HALLWAY

Double glazed entrance door, laminate flooring, double radiator, wall mounted room thermostat, double radiator, stairs to the first floor, coving and doors leading to the WC and the lounge.

WC

5' 1" x 3' 0" (1.56m x 0.93m) WC, pedestal wash basin with tiled splash-back, uPVC double glazed window and a single radiator.

LOUNGE

14' 9" x 11' 4" (4.52m x 3.46m) Laminate flooring, uPVC double glazed windows, double radiator, under-stair storage cupboard, telephone point, TV aerial, satellite TV cables, coving and a door leading to the kitchen/diner.

KITCHEN/DINER

9' 2" x 14' 9" (2.80m x 4.50m) Dining area with space for a table, uPVC double glazed French doors open to the rear garden and a double radiator. Kitchen area fitted with a range of wall and base units with contrasting laminate worktops and tiled splash-backs. Integrated electric oven/grill with hob and concealed extractor fan over. Stainless steel single drainer sink with mixer tap, wall mounted gas central heating boiler, plumbed for a washing machine, potential to install a dishwasher, space for a free standing fridge/freezer, uPVC double glazed window and LED spotlights.

FIRST FLOOR

LANDING

Airing cupboard housing the hot water tank, single radiator and doors leading to the bedrooms and bathroom.

BEDROOM 1 (TO THE FRONT)

12' 5" x 8' 4" (3.81m x 2.56m) Cupboard with hanging rail and shelf, uPVC double glazed windows and a single radiator.

BEDROOM 2 (TO THE REAR)

9' 4" x 8' 0" (2.85m x 2.44m) Storage cupboard with hanging rail and shelf, uPVC double glazed window, loft access hatch and a single radiator.

BEDROOM 3 (TO THE FRONT)

6' 9" x 7' 1" (maximum) (2.07m x 2.16m) uPVC double glazed window and a single radiator.

BATHROOM

5' 7" x 6' 5" (1.71m x 1.96m) A white suite with a panelled bath and mains shower over with glazed screen. Tiled splash-backs, WC, pedestal wash basin, shaver socket, uPVC double glazed window, double radiator, extractor fan and inset spotlights.

EXTERNAL

TO THE FRONT

Dedicated twin parking bays providing off street parking for two vehicles, lawn, electric car charging point and gate leading to the side and rear.

TO THE REAR

Paved patio and side path, lawn, enclosed by timber fence.

HEATING

Gas fired central heating via boiler and radiators.

ENERGY EFFICIENCY

EPC rating C (75). 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

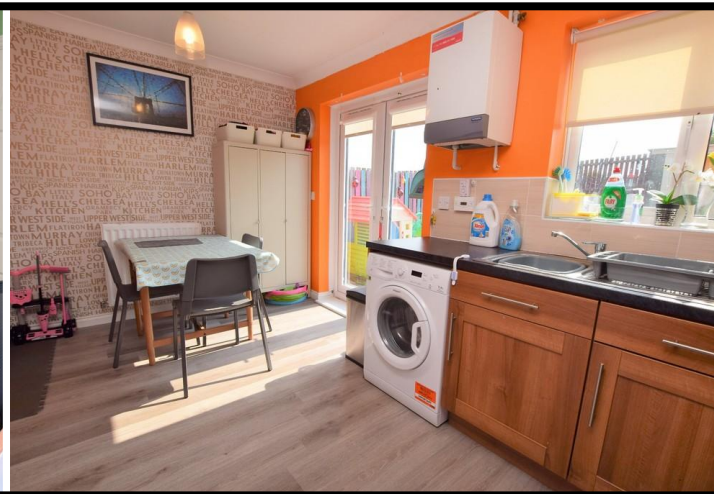
Please note that all offers will require financial verification including mortgage agreement in principle, proof of deposit funds, proof of available cash and full chain details including selling agents and solicitors down the chain. Under New Money Laundering Regulations we require proof of identification from all buyers before acceptance letters are sent and solicitors can be instructed.

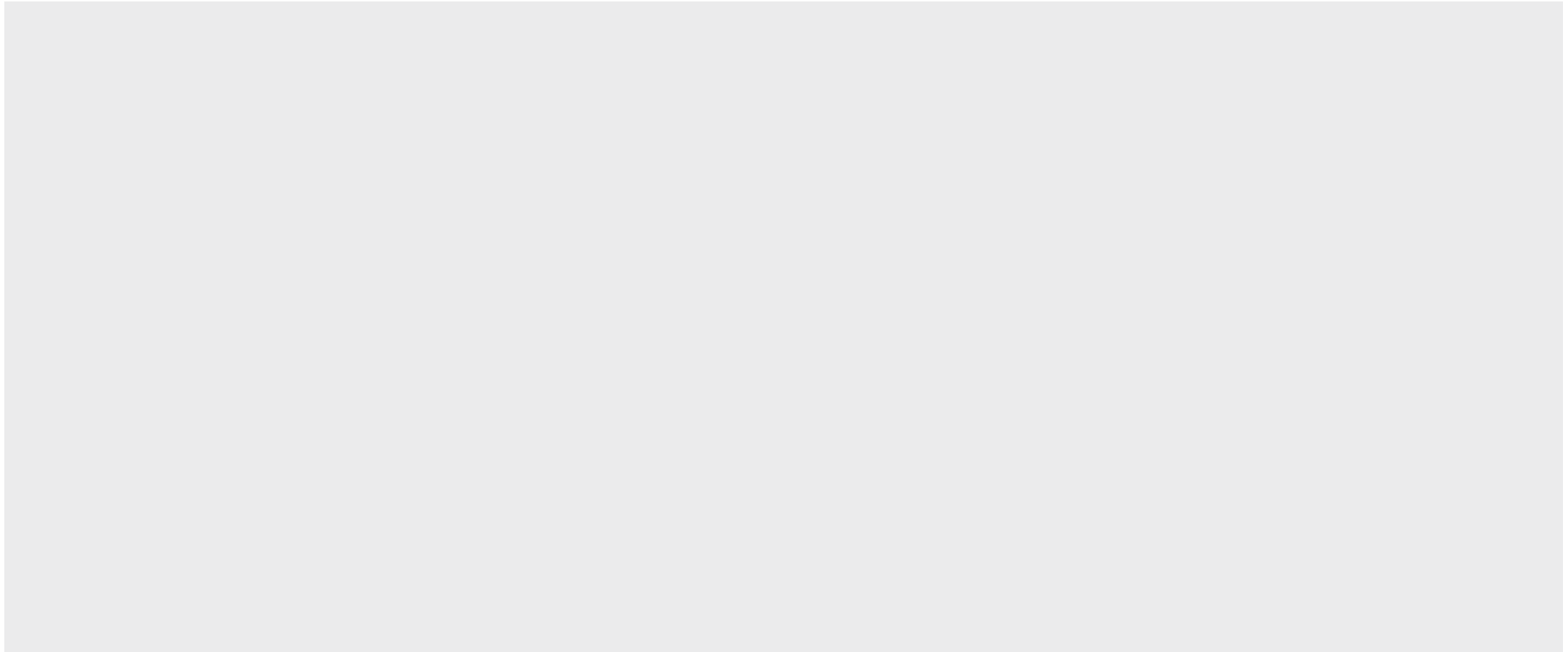
NEED A MORTGAGE?

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

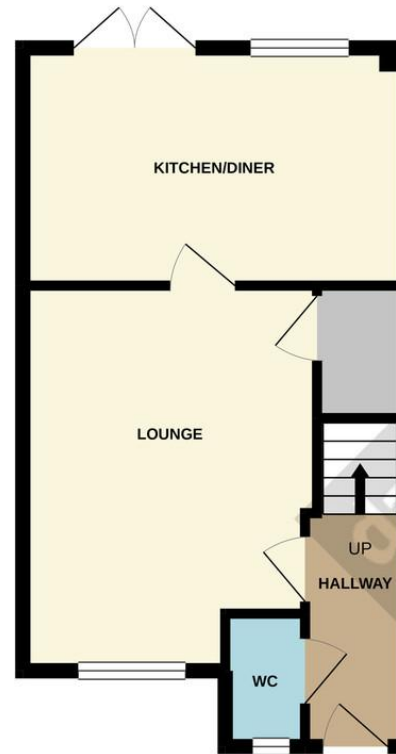
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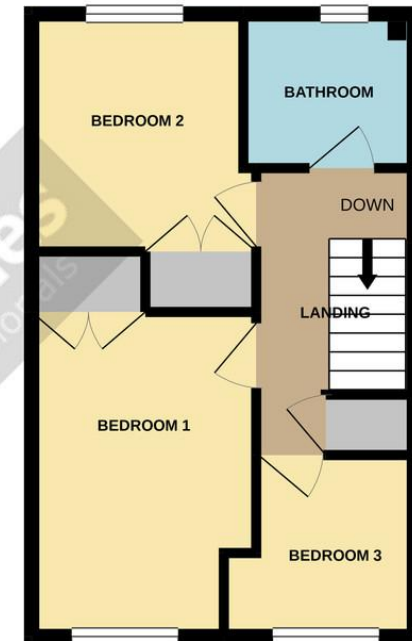
info@davidbailes.co.uk

01207231111

GROUND FLOOR
34.7 sq.m. (374 sq.ft.) approx.



1ST FLOOR
32.8 sq.m. (354 sq.ft.) approx.



TOTAL FLOOR AREA : 67.6 sq.m. (727 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			91
(81-91) B			
(69-80) C		75	
(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

