



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

Available with no upper chain a two bedroom semi-detached house close to the town centre and with scope to extend the rear garden. The accommodation comprises a hallway, lounge/diner, dining room, kitchen, first floor landing, two double bedrooms, bathroom, gardens to front and rear plus an attached garage and driveway. Gas combi central heating, full uPVC double glazing and an EPC rating of D (61). Virtual tour available on our YouTube channel, website and property portals.

£115,000

- Semi-detached house
- 2 bedrooms
- Gardens (with potential to increase)
- Garage and driveway
- No upper chain



Property Description

HALLWAY

uPVC double glazed entrance door to hallway, storage cupboards, stairs to the first floor, single radiator and glazed doors leading to the lounge/diner and dining room.

LOUNGE/DINER

21' 5" x 12' 5" (maximum) (6.53m x 3.81m) Dual aspect with uPVC double glazed windows to the front and rear, feature dark wood fire surround with electric fire, one single and one double radiator, telephone point and a TV aerial cable.

DINING ROOM

10' 2" x 7' 10" (3.11m x 2.40m) Storage cupboards, uPVC double glazed window, double radiator and a door leading to the kitchen.

KITCHEN

5' 6" x 7' 11" (1.70m x 2.42m) Fitted with a range of wall and base units with contrasting laminate worktops and tiled splash-

backs. Slot in electric cooker, plumbed in washing machine and a free standing fridge/freezer. Sink with mixer tap single radiator, uPVC double glazed window and matching side exit door to the rear garden.

FIRST FLOOR

LANDING

uPVC double glazed window, loft access hatch, wall light and doors to the bedrooms and bathroom.

BEDROOM 1 (TO THE FRONT)

10' 9" x 18' 10" (maximum) (3.28m x 5.75m) Bay with uPVC double glazed windows, additional window and a double radiator.

BEDROOM 2 (TO THE REAR)

10' 4" x 10' 8" (3.15m x 3.26m) uPVC double glazed window and a double radiator.

BATHROOM

6' 9" x 7' 10" (2.08m x 2.39m) Panelled bath, pedestal wash basin, WC, airing cupboard housing the gas combi central heating boiler, part tiled walls, uPVC double glazed window and a double radiator.

EXTERNAL

TO THE FRONT

A patterned concrete driveway and path with low maintenance forecourt garden with mature shrubs and hedging enclosed by brick wall.

TO THE REAR

Patio with steps to raised lawn garden with flower beds. Detached brick-built tool sheds, cold water supply tap, and access to the attached garage. Enclosed by timber fencing. It may be possible to purchase additional land from the Local Authority to extend the rear garden.

GARAGE

14' 11" x 8' 2" (4.57m x 2.50m) An attached garage with roller door, power points, lighting and a rear uPVC double glazed window and matching rear exit door to garden.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (61). 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.

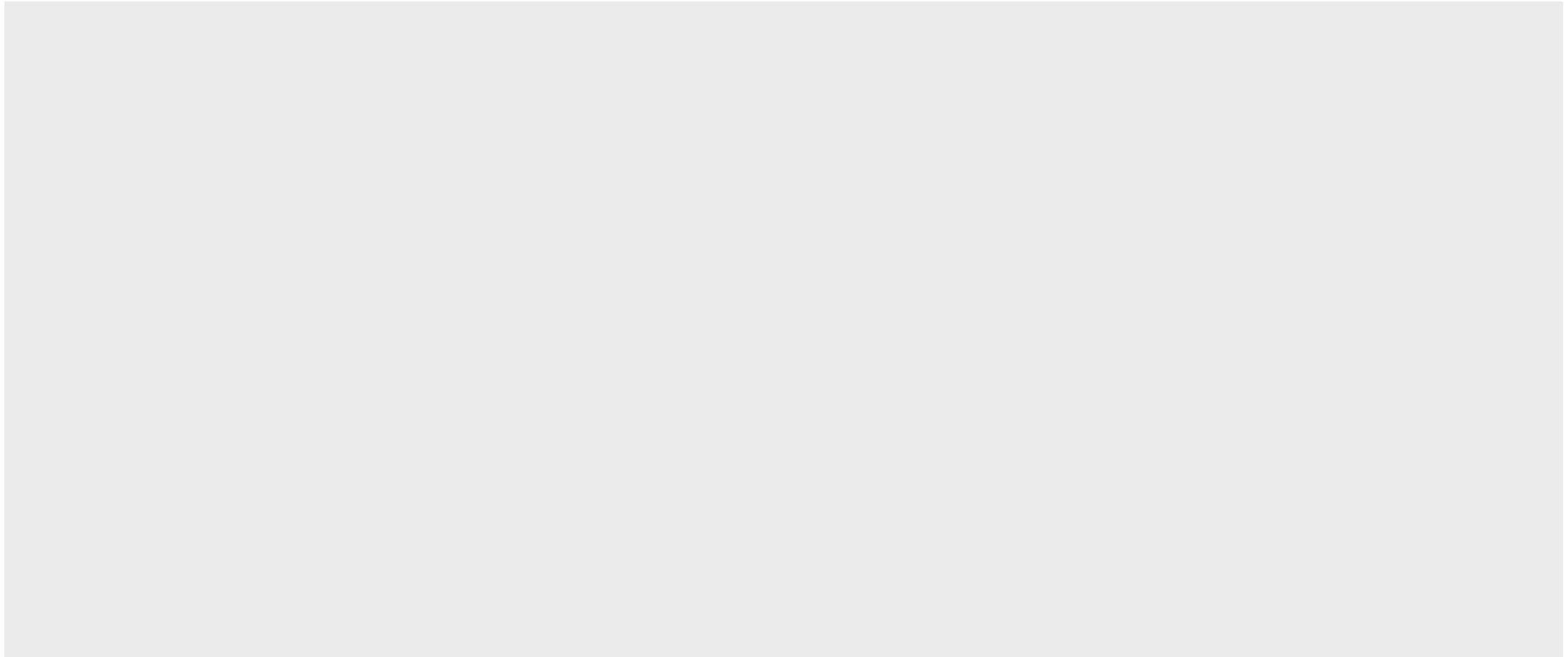
NEED A MORTGAGE?

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

B

Viewing Arrangements

Strictly by appointment

Contact Details

Anthony House

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Stanley

County Durham

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GROUND FLOOR
51.0 sq.m. (549 sq.ft.) approx.

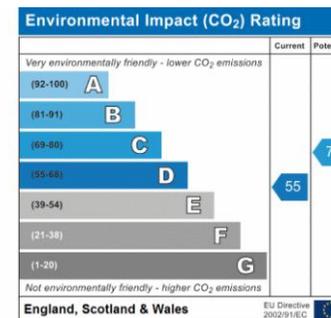
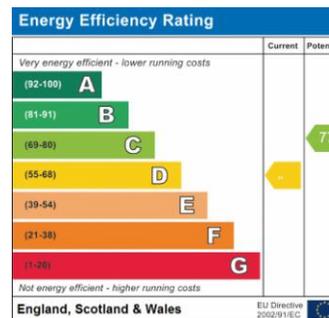


1ST FLOOR
36.7 sq.m. (395 sq.ft.) approx.



TOTAL FLOOR AREA: 87.7 sq.m. (944 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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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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