



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

A two bedroom end terraced house, situated within South Stanley and available with no upper chain. The property enjoys low maintenance front and rear gardens with views over woodlands. Warmed by gas combi central heating and full uPVC double glazing. Briefly comprising an entrance porch, lounge with feature fireplace, hallway, modern fitted kitchen with dining area, rear porch. To the first floor are two double sized bedrooms both with storage cupboards and bathroom suite. EPC rating D (62). Virtual tour available on our You Tube channel.

Offers Over £70,000

- 2 Bedroom end terraced house
- Spacious family home
- Lots of storage
- Two double bedrooms
- Views over woodlands



Property Description

PORCH

5' 6" x 6' 3" (1.70m x 1.91m) A large porch with uPVC double glazed entrance door, matching side window and a dado rail. Door leads to the lounge.

LOUNGE

10' 9" x 17' 8" (3.29m x 5.40m) Wood fire surround with marble inlay and hearth, inset living flame gas fire. Double radiator, dado rail, under stair storage cupboard, uPVC double glazed window and a door leading to the hallway.

HALLWAY

Dado rail, laminate flooring, single radiator, storage cupboard, stairs to the first floor and doors to the rear lobby and kitchen/diner.

KITCHEN/DINER

16' 2" x 11' 5" (maximum) (4.94m x 3.50m) Fitted with a range of Shaker style wall and base units with complimentary laminate work surfaces and tiled splash backs. Slot-in gas cooker with illuminated extractor unit over. Plumbed for washing machine, stainless steel single drainer sink, double radiator, built in cupboard, dado rail, laminate flooring and a uPVC double glazed window.

REAR LOBBY

Laminate flooring, dado rail, uPVC double glazed window and matching door to the rear.

FIRST FLOOR

LANDING

Loft hatch, large storage cupboard, dado rail, additional storage cupboard incorporating central heating boiler and doors leading to the bedrooms and bathroom.

BEDROOM 1 (TO FRONT)

10' 9" (maximum) x 15' 2" (3.30m x 4.64m) Two built-in storage cupboards, single radiator, uPVC double glazed window and a dado rail.

BEDROOM 2 (TO REAR)

13' 10" x 8' 8" (4.24m x 2.65m) Twin built-in storage cupboards with hanging rail, single radiator and a uPVC double glazed window.

BATHROOM

5' 6" x 8' 9" (1.69m x 2.67m) A white suite featuring a panelled bath with electric shower over, curtain and rail. Fully tiled walls, pedestal wash basin, low level WC, single radiator and a uPVC double glazed window.

EXTERNAL

To front - a good sized low maintenance garden enclosed by fence.

To rear - a low maintenance garden enclosed by fence.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

Full uPVC double glazing installed.

MORTGAGE ADVISE

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.

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.

AGENTS NOTES

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.

ENERGY EFFICIENCY

EPC rating D (62). Please speak to a member of staff for a copy of the full Energy Performance Certificate.







Tenure

Freehold

Council Tax Band

A

Viewing Arrangements

Strictly by appointment

Contact Details

Anthony House

Anthony Street

Stanley

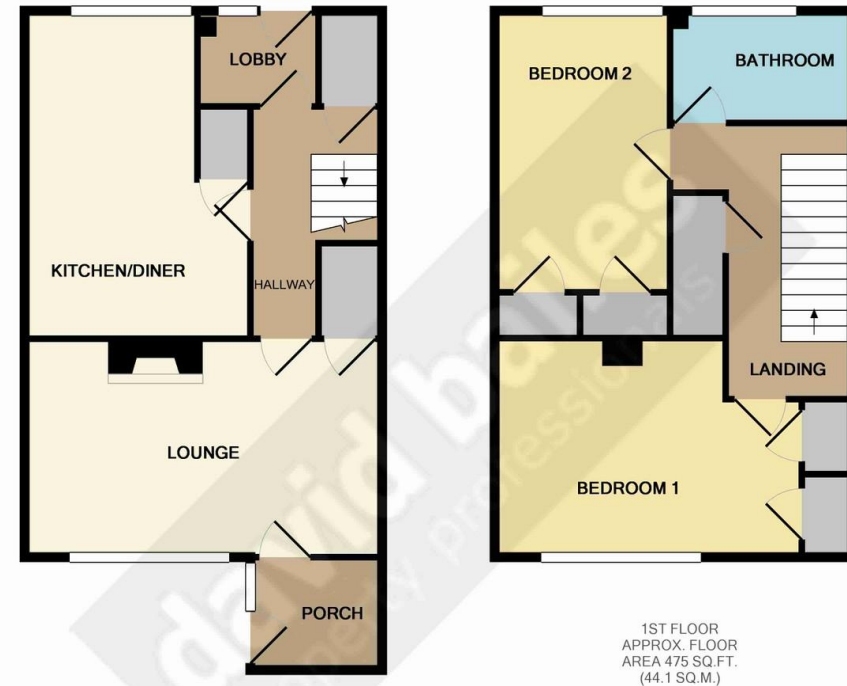
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GROUND FLOOR
APPROX. FLOOR
AREA 514 SQ.FT.
(47.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 475 SQ.FT.
(44.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 989 SQ.FT. (91.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		
(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 are 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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