



## Second Street | Watling Street Bungalows | Leadgate | DH8 6HP

A fully refurbished and extended six bedroom end terraced bungalow with vacant possession and two dormers providing a deceptively spacious family home. The property benefits from a three car driveway, large front garden, gas combi central heating and full uPVC double glazing. The accommodation comprises a lounge, open plan kitchen/diner, utility room, two ground floor bedrooms and bathroom. To the first floor are a further four bedrooms and shower room. EPC rating D (68). Virtual tour available.

## Offers Over £180,000

- 6 bedroom end terraced bungalow
- Fully refurbished, no upper chain
- Extended with loft conversion
- Two bathrooms
- Open plan kitchen/diner



## Property Description

### LOUNGE

16' 0" x 9' 6" (4.90m x 2.91m) uPVC double glazed door opens from the front garden into the lounge, newel post and spindle staircase to the first floor, inset ceiling spot lights, uPVC double glazed window, radiator, open archway to the kitchen/diner.

### KITCHEN/DINER

16' 3" x 13' 10" (4.96m x 4.22m) Fitted with a new contemporary range of wall and base units with concealed lighting onto complimentary work tops with tiled splash backs, integrated oven, cooking hob and extractor canopy over. Inset ceiling spot lighting, sink and drainer with mixer tap, recess space for a free standing fridge/freezer, under-stair storage cupboard, recess area to both bedrooms with a radiator and a uPVC double glazed window.

### UTILITY ROOM

6' 2" x 4' 6" (1.90m x 1.39m) Fitted worktop, space for a washing a machine, gas combi central heating boiler, uPVC double glazed door to the rear yard.

### BATHROOM

8' 7" x 6' 0" (2.63m x 1.83m) A new suite with a P-shaped bath with thermostatic shower over, fully tiled walls, WC, base unit with inset wash basin, chrome towel radiator, inset ceiling spot-lighting, uPVC double glazed window, extractor fan.

### BEDROOM 1

12' 7" x 11' 11" (3.86m x 3.64m) New carpet, radiator, uPVC double glazed window.

### BEDROOM 2

13' 11" Max x 12' 8" Max (4.25m x 3.87m) New carpet, radiator, uPVC double glazed window.

### FIRST FLOOR

Landing.

### BEDROOM 3

13' 3" x 11' 5" (4.05m x 3.50m) New carpet, built in cupboard with lighting, radiator, uPVC double glazed window.

### BEDROOM 4

13' 3" x 11' 4" (4.05m x 3.46m) New carpet, radiator, uPVC double glazed window.

### BEDROOM 5

13' 5" Max x 11' 11" Max (4.10m x 3.64m) An L-shaped room with new carpet, radiator, uPVC double glazed window.

### BEDROOM 6

13' 5" x 7' 7" (4.09m x 2.32m) New carpet, radiator, uPVC double glazed window.

#### SHOWER ROOM

8' 5" x 5' 8" (2.59m x 1.75m) A new suite with fully tiled walls and floor, corner shower cubicle with thermostatic shower over, WC, base unit with inset wash basin, chrome towel radiator, inset ceiling spot lighting, uPVC double glazed window.

#### EXTERNAL

To front - large lawn garden with gravelled pathway around with timber fencing and side access gate. To the rear - gravelled driveway for 3 cars.

#### HEATING

Gas fired central heating via combination boiler and radiators.

#### GLAZING

Full uPVC double glazing installed.

#### ENERGY EFFICIENCY

EPC rating D (68). 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 You Tube 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.

#### MORTGAGE ADVICE

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

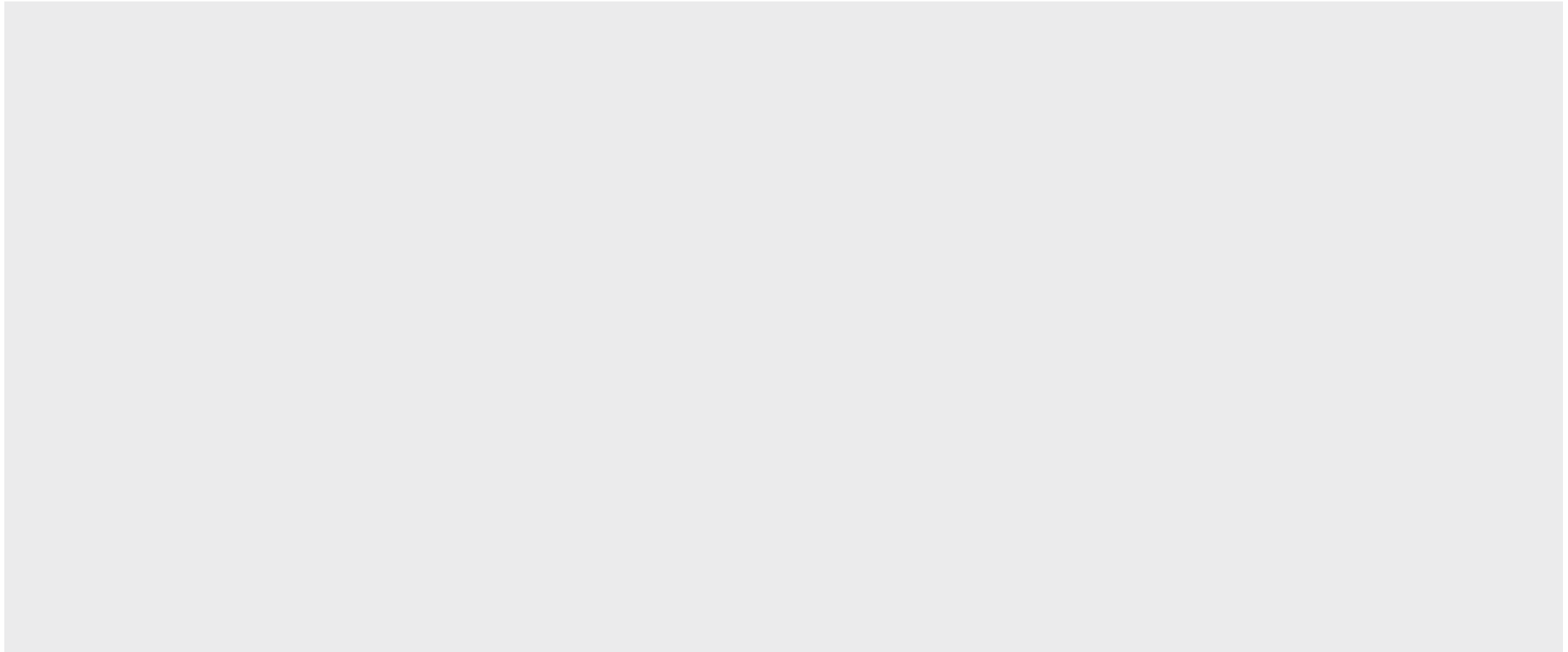
Please note that all offers will require financial verification including mortgage agreement in principle, proof of deposit funds, proof of available cash and full chain details including selling agents and solicitors down the chain. Under New Money Laundering Regulations we require proof of identification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

#### 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.









# Tenure

Freehold

# Council Tax Band

A

# Viewing Arrangements

Strictly by appointment

# Contact Details

Anthony House

Anthony Street

Stanley

County Durham

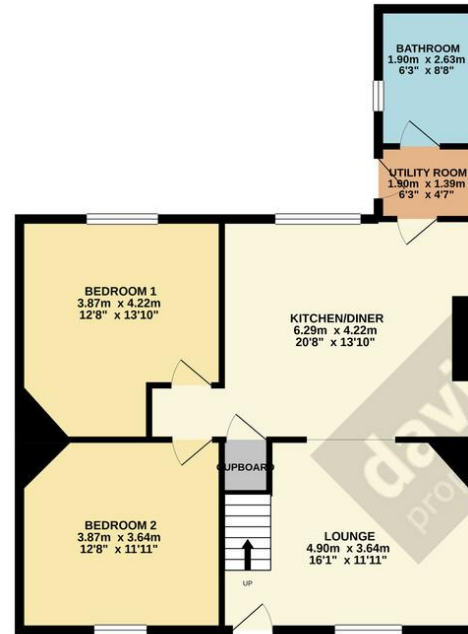
DH9 8AF

[www.davidbailes.co.uk](http://www.davidbailes.co.uk)

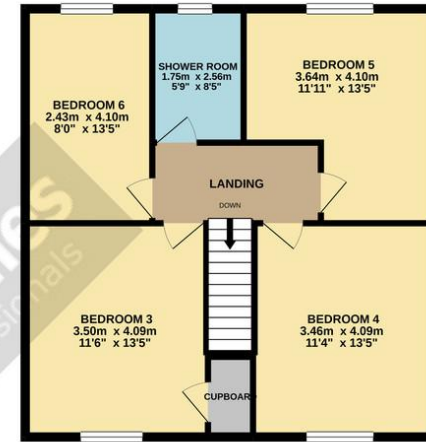
[info@davidbailes.co.uk](mailto:info@davidbailes.co.uk)

01207231111

GROUND FLOOR  
74.6 sq.m. (803 sq.ft.) approx.

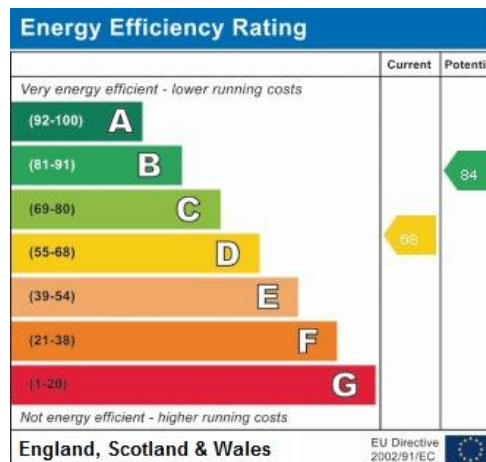


1ST FLOOR  
61.9 sq.m. (666 sq.ft.) approx.



TOTAL FLOOR AREA : 136.5 sq.m. (1469 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.  
Made with Metropix ©2021



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

