



## Pankhurst Place | South Stanley | Co. Durham | DH9 6XH

This three bedroom end-link should prove popular with young families benefitting from gardens, conservatory and garage. The accommodation comprises a conservatory, lounge, hallway, kitchen/diner, utility/rear lobby, first floor landing, three bedrooms and a bathroom. Gas combi central heating, full uPVC double glazing and an EPC rating of D (57). Virtual tour available.

**£110,000**

- End link house
- 3 bedrooms
- Conservatory
- Garage
- Gardens



## Property Description

### CONSERVATORY

9' 4" (maximum) x 15' 5" (maximum) (2.85m x 4.71m) Brick base with uPVC double glazed windows and matching French doors to garden and lounge. Single radiator with cover.

### LOUNGE

10' 9" x 17' 6" (3.28m x 5.35m) Feature Adam style fire surround with marble inlay and hearth, inset electric fire. Satellite TV cables, coving, under-stair cupboard, double radiator and a door leading to the hallway.

### HALLWAY

Stairs to the first floor, storage cupboard, single radiator, coving, opening to the rear lobby/utility and door leading to the kitchen/diner.

### KITCHEN/DINER

Dining area with space for table and chairs, feature wall and breakfast bar. Storage cupboard, double radiator and coving.

The kitchen area is fitted with a range of wall and base units with contrasting laminate worktops and tiled splash-backs. Space for a slot-in cooker with tiled splashback and illuminated extractor canopy over. Sink with mixer tap, plumbed for a dishwasher, space for a tall fridge/freezer and a uPVC double glazed window.

### REAR LOBBY/UTILITY

5' 1" x 5' 10" (1.55m x 1.78m) Laminate worktop, plumbed for a washing machine, single radiator, rear uPVC double glazed exit door with matching side window.

### FIRST FLOOR

#### LANDING

Two storage cupboards (one housing the gas combi central heating boiler), single radiator, coving and doors leading to the bedrooms and bathroom. Loft access hatch.

### BEDROOM 1 (TO THE REAR)

14' 1" x 8' 6" (4.30m x 2.60m) Twin storage cupboards with hanging rails and shelves, double radiator, coving and a uPVC double glazed window.

### BEDROOM 2 (TO THE FRONT)

10' 8" x 11' 4" (3.27m x 3.47m) uPVC double glazed window, double radiator and coving.

### BEDROOM 3 (TO THE FRONT)

7' 10" x 4' 8" (2.40m x 1.44m) Suitable as a study or occasional guest room with uPVC double glazed window, coving and a double radiator.

### BATHROOM

5' 7" x 9' 1" (1.71m x 2.77m) A white suite featuring a panelled bath with shower fitment over, tiled splash-backs, curtain and rail. Pedestal wash basin, WC, chrome towel radiator and a uPVC double glazed window.

## EXTERNAL

### TO THE FRONT

A lawn garden enclosed by timber fencing.

### TO THE REAR

A low maintenance garden enclosed by timber fence.

## GARAGE

A pre-cast detached single garage located within the rear garden/yard. Please note that there is no official dropped curb in front of the garage.

## HEATING

Gas fired central heating via combination boiler and radiators.

## GLAZING

Full uPVC double glazing installed.

## ENERGY EFFICIENCY

EPC rating D (57). 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

DH9 8AF

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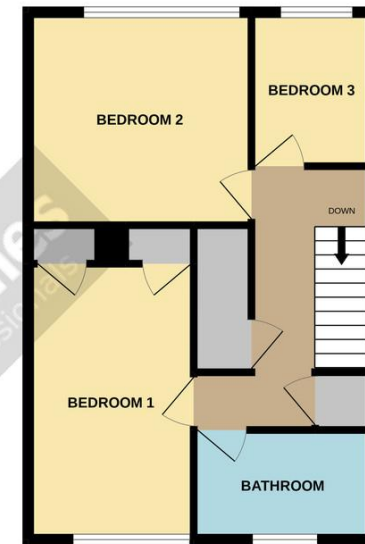
[info@davidbailes.co.uk](mailto:info@davidbailes.co.uk)

01207231111

GROUND FLOOR  
53.8 sq.m. (579 sq.ft.) approx.



1ST FLOOR  
43.7 sq.m. (471 sq.ft.) approx.



TOTAL FLOOR AREA: 97.5 sq.m. (1,049 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
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
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

