



Dene View | East Stanley | Co. Durham | DH9 6RD

A three bedroom end-terraced house overlooking the countryside and is available with no upper chain. The property comprises a hallway, kitchen, lounge with opening to dining room. First floor landing, three bedrooms (two double), shower room and separate WC. Gardens to front and rear with detached brick-built storage sheds. Electric storage radiators, uPVC double glazing, EPC rating E (54). Virtual tour available call 01207 231111 to view.

£70,000

- End terraced house
- 3 bedrooms
- No upper chain
- Lounge and dining room
- Gardens and brick storage sheds



Property Description

HALLWAY

12' 11" x 6' 0" (3.94m x 1.85m) uPVC double glazed entrance door with matching side window, stairs to the first floor with storage cupboard beneath, electric storage radiator, coving and a door leading to the kitchen.

KITCHEN

9' 10" x 8' 1" (3.00m x 2.47m) Fitted with a range of wall and base units with laminate worktops and PVC panelled walls. Space for a slot in electric cooker, stainless steel sink, uPVC double glazed windows and matching rear exit door, laminate flooring and a door leading to the dining room.

DINING ROOM

9' 10" x 10' 3" (maximum) (3.00m x 3.13m) Tiled fire surround, inlay and hearth, open fire with back boiler providing heating for a hot water tank installed within the loft. Side cupboard to one alcove, laminate flooring, uPVC double glazed window and a large opening to the lounge.

LOUNGE

12' 11" x 12' 3" (maximum) (3.95m x 3.75m) Electric fire, laminate flooring, uPVC double glazed window, electric storage heater, coving and a TV aerial

FIRST FLOOR

LANDING

Loft access hatch, coving and doors leading to the bedrooms, shower room and WC.

BEDROOM 1 (TO THE FRONT)

12' 11" x 10' 1" (3.95m x 3.08m) Built-in storage cupboard with hanging rail and shelf. uPVC double glazed window with panoramic views towards the countryside, electric storage radiator and coving.

BEDROOM 2 (TO THE REAR)

9' 11" x 10' 5" (3.04m x 3.18m) Built-in storage cupboard with

shelf, uPVC double glazed window and coving.

BEDROOM 3 (TO THE FRONT)

9' 8" (maximum) x 8' 5" (maximum) (2.96m x 2.58m) Over-stair storage cupboard with shelving, uPVC double glazed window with panoramic views towards the countryside.

SHOWER ROOM

5' 1" x 5' 7" (1.56m x 1.71m) Glazed cubicle with sliding door and electric shower. Wash basin with base storage, PVC panelled walls and ceiling and a uPVC double glazed window.

WC

WC, PVC panelled walls and ceiling plus a uPVC double glazed window.

EXTERNAL

TO THE FRONT

Maintenance free garden enclosed by timber fencing. Side gate and path leading to the rear.

TO THE REAR

Low maintenance garden, detached brick-built storage sheds, enclosed by timber fence.

HEATING

Partial heating by way of electric storage heaters, electric fire and open fire which heats the hot water cylinder which is located in the loft.

GLAZING

Full uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating E (54). 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. Please note that the sale is subject to probate being granted prior to exchange of contracts.



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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GROUND FLOOR
37.5 sq.m. (404 sq.ft.) approx.



1ST FLOOR
38.4 sq.m. (413 sq.ft.) approx.



TOTAL FLOOR AREA: 75.9 sq.m. (817 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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



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