



## Evelyn Terrace | Stanley | Co. Durham | DH9 7RN

This two bedroom terraced house is available with no upper chain and is within walking distance of the town centre. The accommodation comprises a lounge, inner hallway, utility room, breakfasting kitchen and a ground floor bathroom. To the first floor there is a landing, large storage cupboard and two double bedrooms. Externally there is a large lawn garden and self-contained yard. Gas combi central heating, uPVC double glazing, EPC rating D (65). Virtual tour available on our YouTube channel.

**£69,950**

- Terraced house
- Two double bedrooms
- No upper chain
- Garden and yard
- Close to the town centre



## Property Description

### LOUNGE

16' 0" x 14' 9" (4.90m x 4.50m) Feature marble fire surround, inlay and hearth with electric fire. Storage cupboards to the alcoves (one houses the gas combi central heating boiler), additional under-stair storage cupboard. Built-in display shelving, uPVC double glazed window, dado rail, coving, satellite TV cables, uPVC door to the front garden, TV aerial point and a glazed door to the inner hallway.

### INNER HALLWAY

Stairs to the first floor, laminate flooring and glazed doors to the utility and breakfasting kitchen.

### BREAKFASTING KITCHEN

10' 5" x 10' 5" (3.18m x 3.19m) Fitted with a range of wall and base units with contrasting laminate worktops and tiled splash-backs. Integrated fan assisted electric oven/grill, halogen hob and concealed extractor fan over. Stainless steel sink with mixer tap, plumbed for a washing machine, integrated fridge,

laminate flooring, space for a breakfast table, double radiator, uPVC double glazed window and matching rear exit door.

### UTILITY ROOM

4' 3" x 7' 3" (1.30m x 2.22m) Fitted with wall and base units with contrasting laminate worktop. Laminate flooring, double radiator and a door leading to the bathroom.

### BATHROOM

10' 5" x 5' 5" (3.18m x 1.67m) A white suite featuring a panelled bath with electric shower over, curtain and rail. Tiled splash-backs, pedestal wash basin, WC, chrome towel radiator, laminate flooring and a uPVC double glazed window.

### FIRST FLOOR

### LANDIING

uPVC double glazed window, loft hatch, large storage cupboard and doors leading to the bedrooms.

### BEDROOM 1 (TO THE FRONT)

10' 0" x 17' 1" (maximum) (3.05m x 5.21m) uPVC double glazed window, double radiator and coving.

### BEDROOM 2 (TO THE REAR)

7' 3" x 13' 4" (2.23m x 4.08m) Two uPVC double glazed windows, two single radiators, telephone point and coving.

### EXTERNAL

#### TO THE FRONT

Across a public footpath is a paved patio and lawn garden enclosed on three sides by timber fencing.

#### TO THE REAR

Self-contained yard.

### HEATING

Gas fired central heating via combination boiler and radiators.

## GLAZING

uPVC double glazing installed.

## ENERGY EFFICIENCY

EPC rating D (65). 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.

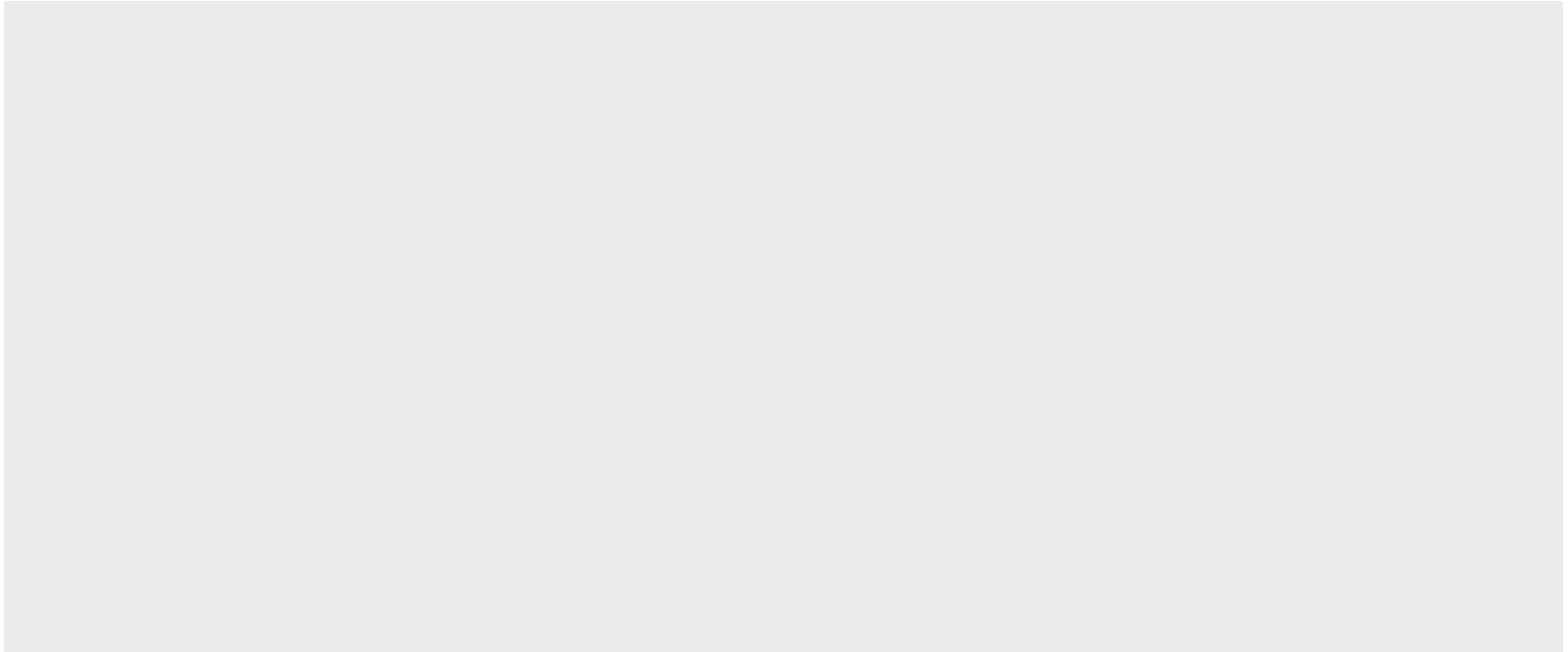
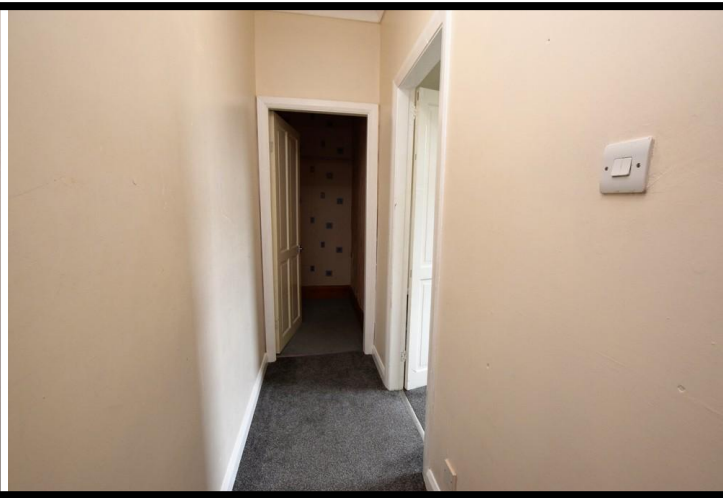
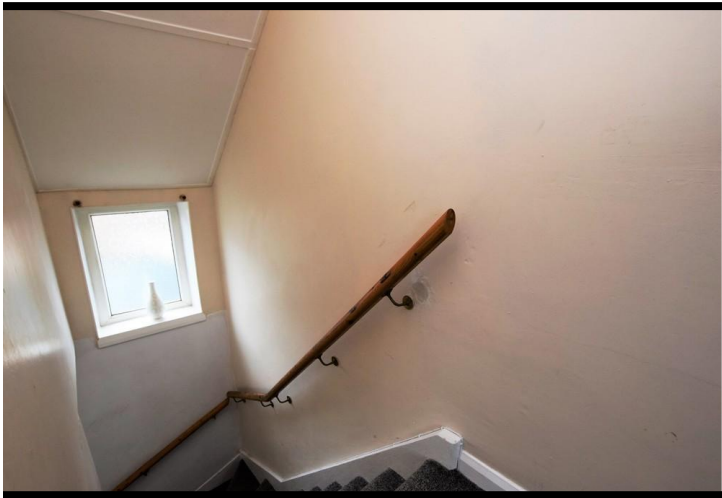
## NEED A MORTGAGE?

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

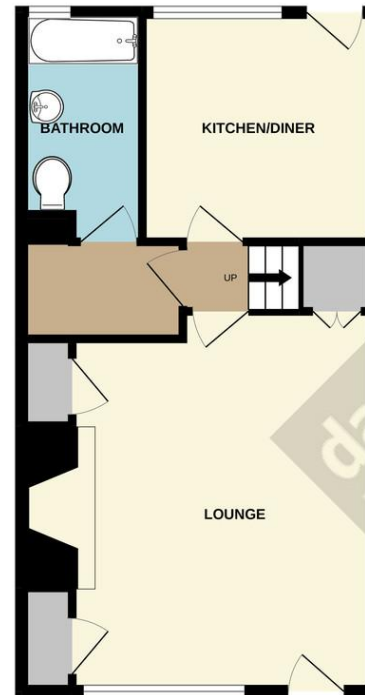
DH9 8AF

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

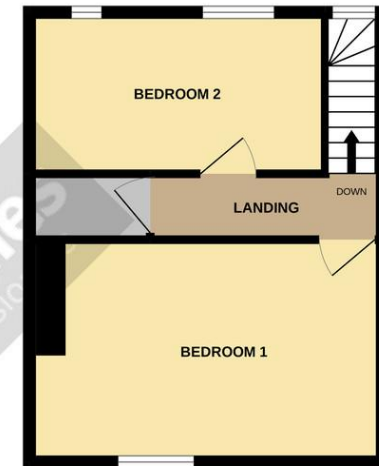
[info@davidbailes.co.uk](mailto:info@davidbailes.co.uk)

01207231111

GROUND FLOOR  
43.4 sq.m. (468 sq.ft.) approx.

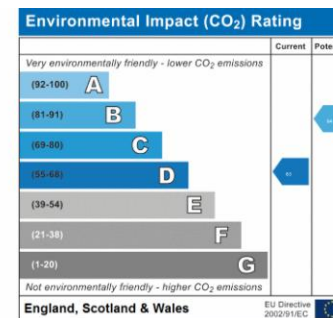
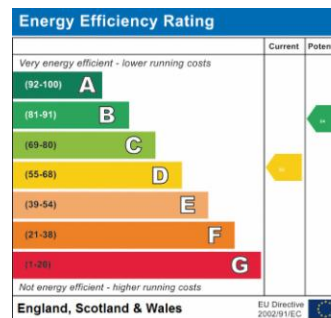


1ST FLOOR  
29.6 sq.m. (319 sq.ft.) approx.



TOTAL FLOOR AREA - 73.1 sq.m. (787 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 ©2022



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



rightmove  
find your happy

