



## Broom Hill | Stanley | Co. Durham | DH9 8BA

Located on a popular estate this three bedroom end-terraced house sits on a great plot overlooking a green area and would make a great family home. The accommodation comprises a lounge, kitchen/diner, first floor landing, three bedrooms (master with en-suite shower), bathroom and a loft which is boarded for storage. Externally there is a lawn garden to the front, patio and lawn to the rear with off street parking, attached garage and brick storage sheds. Gas combi central heating, EPC rating E (45).

**£95,000**

- End terraced house
- 3 Bedrooms (master with en-suite)
- Garage and off street parking
- Gardens to front and rear
- Loft boarded for storage



## Property Description

### LOUNGE

12' 10" x 19' 1" (3.93m x 5.84m) uPVC double glazed entrance door, storage cupboard, stairs to the first floor with storage cupboard beneath, living flame gas fire, uPVC double glazed window, double radiator, twin doors to the dining room and a door to the kitchen.

### KITCHEN/DINER

10' 7" (maximum) x 19' 1" (3.25m x 5.84m) The kitchen is fitted with a range of wall and base units with contrasting laminate worktops and tiled splash-backs. Integrated fan assisted electric oven/grill, four ring gas hob with concealed illuminated extractor fan over. Stainless steel sink with mixer tap, plumbed for a washing machine, space for a fridge/freezer, concealed gas combi central heating boiler, tiled floor, inset LED spotlights, uPVC double glazed window and matching exit door, opening to the dining area. The dining area has space for a table, double radiator, laminate flooring and uPVC double glazed French doors open to the rear garden.

### FIRST FLOOR

#### LANDING

Loft access hatch with pull-down loft ladder. The loft is fully boarded for storage with power points, lighting and has two double glazed Velux windows. Doors off the landing lead to the bedrooms and bathroom.

#### BEDROOM 1 (TO THE FRONT)

9' 10" x 10' 7" (3.02m x 3.24m) Fitted sliding wardrobes, uPVC double glazed window, double radiator and a door leading to the en-suite.

#### EN-SUITE

Enclosure with thermostatic controlled mains shower, tiled splash-backs, laminate floor tiles, wash basin with base storage, WC, inset spotlights and an extractor fan.

#### BEDROOM 2 (TO THE REAR)

10' 2" x 10' 7" (3.12m x 3.23m) Built-in cupboard with hanging rail and shelf, uPVC double glazed window and a double radiator.

#### BEDROOM 3 (TO THE FRONT)

9' 7" x 8' 3" (2.94m x 2.52m) Built-in cupboard with hanging rail, uPVC double glazed window and a double radiator.

#### BATHROOM

5' 6" x 8' 2" (1.70m x 2.51m) A white suite featuring a panelled bath with shower fitment and glazed screen and tiled splash-backs. Pedestal wash basin, WC, chrome towel radiator, uPVC double glazed window, PVC panelled ceiling with inset LED spotlights and an extractor fan.

## EXTERNAL

### TO THE FRONT

Lawn garden.

### TO THE REAR

Lawn garden, block paved patio and driveway, detached brick-built tool sheds. Access to the attached garage, enclosed by timber fence with twin gates.

## GARAGE

19' 1" x 8' 6" (5.83m x 2.60m) A substantial attached garage to the side of the property with roller door, power points, lighting, vaulted ceiling and cold water supply tap.

## HEATING

Gas fired central heating via combination boiler and radiators.

## GLAZING

uPVC double glazing installed.

## ENERGY EFFICIENCY

EPC rating E (45). 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.

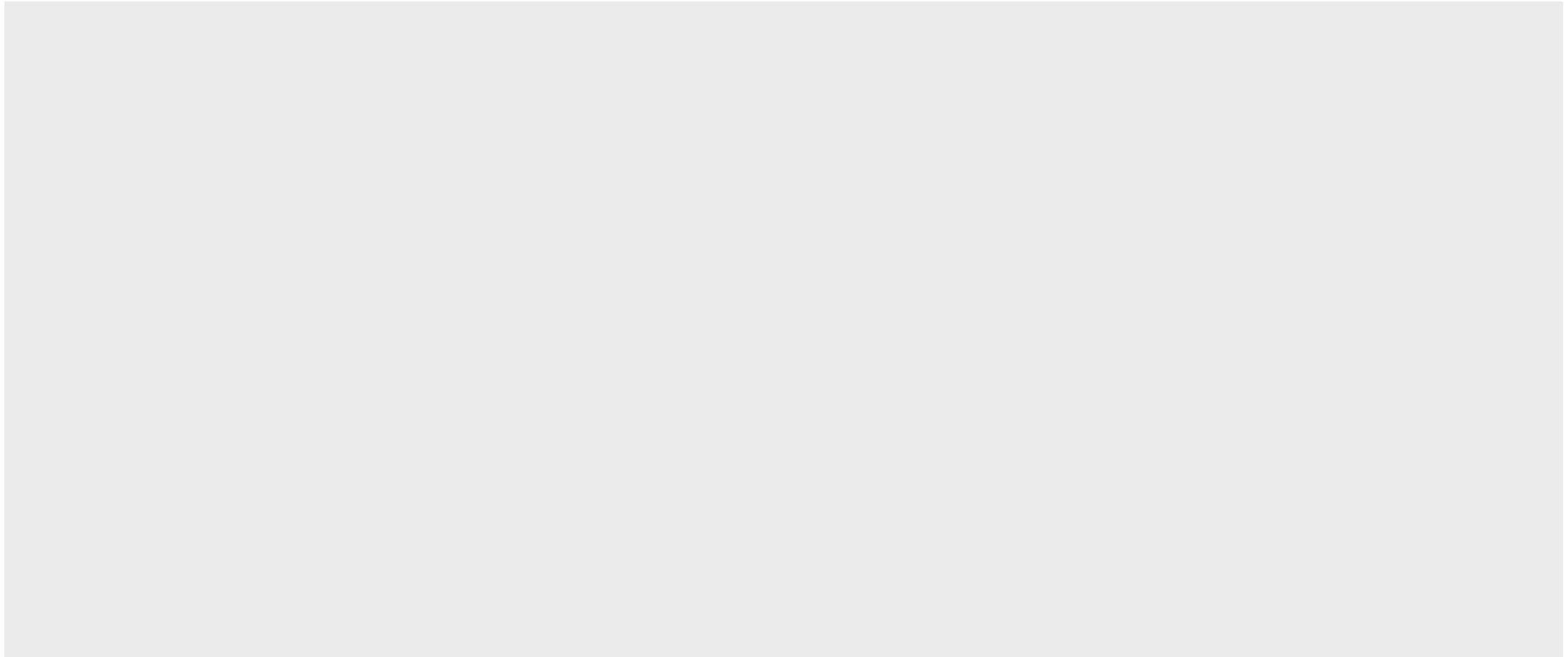
## NEED A MORTGAGE?

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. Measurements given to nearest 5cm.







## Tenure

Freehold

## Council Tax Band

A

## Viewing Arrangements

Strictly by appointment

## Contact Details

Anthony House

Anthony Street

Stanley

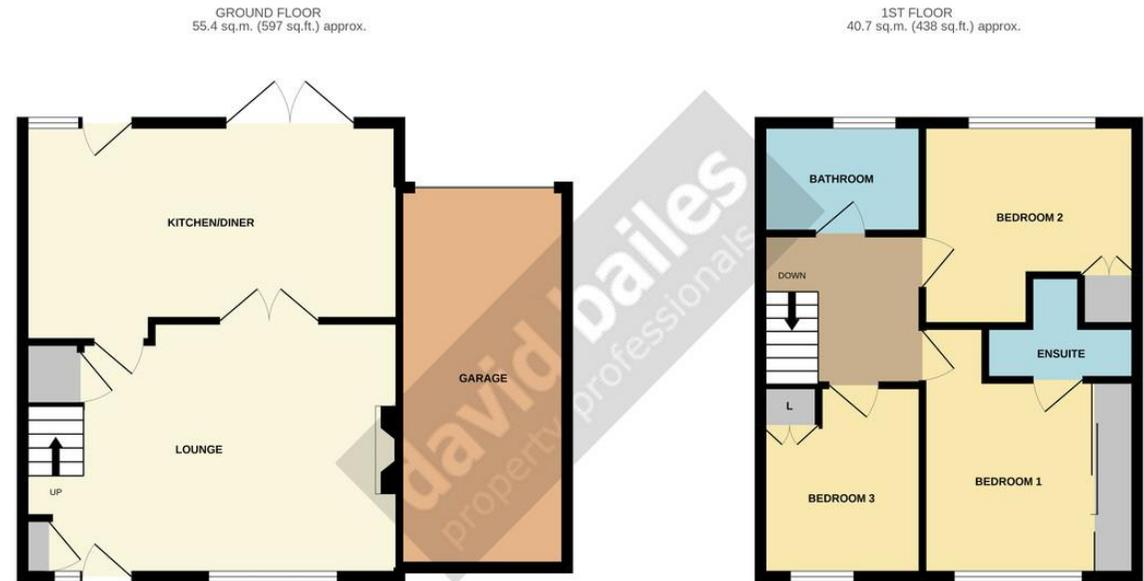
County Durham

DH9 8AF

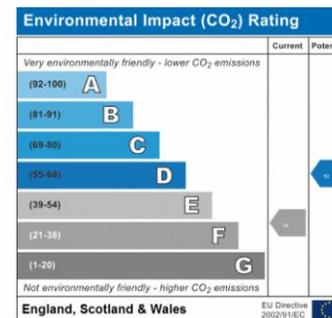
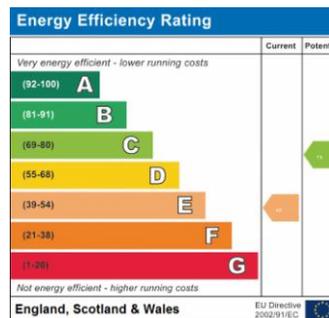
[www.davidbailes.co.uk](http://www.davidbailes.co.uk)

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

01207231111



TOTAL FLOOR AREA: 96.1 sq.m. (1035 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

