



Rose Villa, North Road | Stanley | DH9 8DX

A stunning two bedroom stone-built semi-detached house which is full of character, available chain-free and has been carefully renovated by the current owner to a high standard and with the option to also purchase all of the contents including furniture, TVs and appliances (for £15,000) making this a unique property ideal for a first time buyer. The accommodation comprises a porch, hallway, dining room, washroom/WC, lounge, kitchen, first floor landing, two double bedrooms and a contemporary bathroom suite. Landscaped gardens to the front and rear, large driveway and former garage which is now a workshop/utility room. Gas combi central heating, uPVC double glazing, EPC rating D (55). Virtual tour available on our YouTube channel. In-person viewing essential.

Offers Over £169,950

- Stunning two bedroom semi-detached house
- Gardens to front and rear
- Off Street parking
- Superbly presented
- Former garage now workshop



Property Description

PORCH

2' 11" x 6' 0" (0.91m x 1.85m) uPVC double glazed entrance door with matching side windows, decorative tiled floor, dado rail and a double glazed door leading to the hallway.

HALLWAY

High gloss laminate flooring, dado rail, sculpted corbels, double radiator with cover, staircase to the first floor and a door way and step leading to the dining room.

DINING ROOM

15' 1" x 11' 10" (4.60m x 3.61m) Fireplace with feature lighting and electric stove. High gloss laminate flooring, dado rail, double radiator with cover, uPVC double glazed window, coving, doors to the cloakroom/WC, kitchen and lounge.

WC

9' 11" x 3' 4" (3.03m x 1.03m) WC, wash basin with contrasting mono tap and base storage. Wall cabinet, extractor fan, wall

mounted gas combi-boiler, porcelain tiled floor and a timber framed double glazed window.

LOUNGE

14' 11" x 13' 3" (4.57m x 4.05m) Accessed via barn door style roller doors, feature cast iron fire surround with glazed tiled detailing and gas point. Wall mounting for TV, high gloss laminate flooring, uPVC double glazed window with plantation style shutters, moulded corning, dado rail, double radiator, telephone point and TV aerial point. Please note that one of the sofas reclines to make a sofa bed and so the room could be used as an occasional guest room.

KITCHEN

18' 0" x 5' 4" (5.51m x 1.64m) A lovely Wren fitted kitchen with a range of wall and base units with contrasting butchers block solid wood worktops with concealed LED feature lighting. Soft closing doors and drawers, built-in wine rack, integrated fan assisted electric oven, easy-clean halogen hob with stainless steel splash-back and extractor canopy over. Stainless steel

sink with period mixer tap and soap dispenser, free standing black fridge/freezer with water dispenser, chrome ladder radiator, two uPVC double glazed windows, porcelain tiled floor and a double glazed exit door to the garden.

FIRST FLOOR

LANDING

uPVC double glazed window and a feature hanging stained glass framed window. High gloss laminate flooring, dado rail, loft access hatch, storage cupboard with shelves, doors lead to the bedrooms and bathroom.

BEDROOM 1 (TO THE FRONT)

14' 11" x 11' 1" (4.56m x 3.38m) Fitted wardrobes to both alcoves, high gloss laminate flooring, wall mounting for TV, dado rail, moulded corning, double radiator and a uPVC double glazed window.

BEDROOM 2 (TO THE REAR)

15' 0" x 10' 1" (4.58m x 3.09m) Feature cast iron decorative fire surround, beside shelves, high gloss laminate flooring, dado rail, double radiator and cover and a uPVC double glazed window.

BATHROOM

12' 1" (maximum) x 5' 6" (3.70m x 1.68m) A lovely white suite featuring a free standing roll top bath with centre tap and shower fitment. Separate shower enclosure with an over-sized Triton electric shower and hand-riser. Wash basin with mono tap and base storage, WC, chrome towel radiator, tiled splash-backs, tiled floor and a uPVC double glazed window.

EXTERNAL

TO THE FRONT

Lawn, raised bed stoked with shrubs and flowers. Feature Greek statue, external lights, enclosed by walls and wrought iron railing. Twin gates provide access to the driveway which

continues down the side of the property.

TO THE REAR

A carefully created garden with inter-connected seating spaces, patio, timber decking and lawn. Mature tree with hanging chair, flower beds, external lighting, cold water supply tap and bin storage area. Brick-built tool shed and a detached former garage which has been turned into a utility/workshop.

FORMER GARAGE

17' 10" x 8' 11" (5.46m x 2.74m) Formerly a detached garage (which could be converted back if required). Currently used as a workshop/utility room and is fitted with a large range of wall and base units with laminate worktops. Plumbed in washing machine and tumble dryer, stainless steel sink with mixer tap, integrated fridge and freezer, power points, lighting and three windows overlooking the garden.

HEATING

Gas fired central heating via combination boiler and radiators.

ENERGY EFFICIENCY

EPC rating D (55). 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.

TENURE

We understand that the property is freehold. We recommend any purchaser has this confirmed by their legal representative.

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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GROUND FLOOR
70.5 sq.m. (759 sq.ft.) approx.

1ST FLOOR
45.5 sq.m. (490 sq.ft.) approx.



TOTAL FLOOR AREA : 116.0 sq.m. (1249 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
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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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