

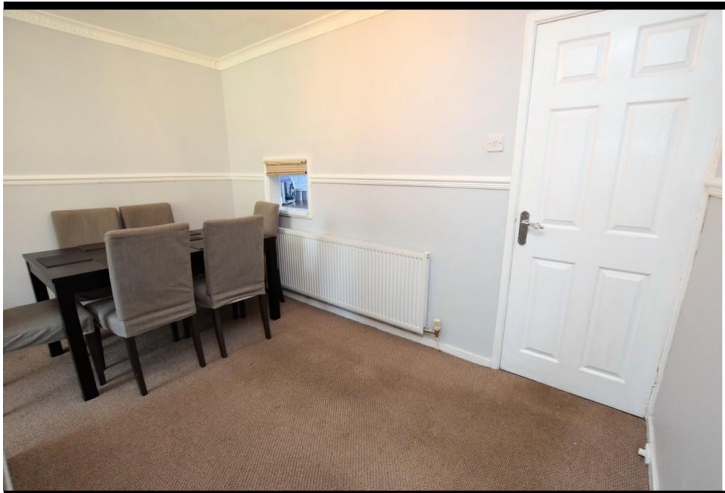


Bracken Close | Stanley | Co. Durham | DH9 7RR

Located on a popular estate within walking distance of Stanley town centre, a three bedroom terraced house which comes with a garden, rear patio and solar panels (green deal financed). The accommodation comprises a porch, lounge/diner, rear hallway, WC and kitchen. To the first floor there is a landing, three bedrooms (two double) and a bathroom. Public parking available to the rear within a cul-de-sac, gas combi central heating, full uPVC double glazing, EPC rating D (65). Virtual tour available on our YouTube channel.

£97,000

- Terraced House
- 3 bedrooms (2 double)
- Lounge/diner
- Solar panels
- Garden and yard



Property Description

PORCH

5' 7" x 4' 9" (1.71m x 1.46m) uPVC double glazed entrance door with matching frosted side window. Single radiator, dado rail, coving and a door leading to the lounge/diner with side window.

LOUNGE/DINER

17' 6" x 15' 7" (5.35m x 4.77m) Feature centre chimney with fire surround, inset electric fire with marble inlay and hearth. Large under-stair storage cupboard, uPVC double glazed window, dado rail, telephone point, coving, serving hatch, TV aerial point, one double and one single radiator, door leads to the rear hallway.

HALLWAY

Storage cupboard, stairs to the first floor, double radiator, coving, door to the WC, uPVC rear exit door and a doorway leading to the kitchen.

WC

5' 5" x 2' 8" (1.67m x 0.82m) WC, wash basin, tiled splash-back, dado rail, coving and a uPVC double glazed frosted window.

KITCHEN

8' 5" x 9' 6" (2.57m x 2.90m) Fitted with a range of high gloss grey wall and base units with contrasting butchers block style laminate worktops and tiled splash-backs. Integrated fan assisted electric oven/grill, four ring gas hob with extractor canopy over. Stainless steel sink with mixer tap, plumbed for a washing machine, space for a fridge and freezer, double radiator, serving hatch, coving and a uPVC double glazed window.

FIRST FLOOR

LANDING

Airing cupboard housing the gas combi central heating boiler, loft access hatch, coving and doors leading to the bedrooms

and bathroom.

BEDROOM 1 (TO THE REAR)

13' 10" x 8' 11" (4.23m x 2.72m) Built-in cupboard with hanging rail and shelf, double radiator, coving and a uPVC double glazed window.

BEDROOM 2 (TO THE FRONT)

9' 7" x 8' 11" (2.94m x 2.72m) Built-in cupboard with hanging rail and shelf, double radiator, coving and a uPVC double glazed window.

BEDROOM 3 (TO THE FRONT)

5' 7" x 6' 5" (1.72m x 1.97m) Double radiator, coving and a uPVC double glazed window.

BATHROOM

5' 6" x 6' 5" (1.68m x 1.97m) A white suite featuring a panelled bath with thermostatic shower over, curtain and rail. Pedestal wash basin, WC, fully tiled walls and floor. Chrome towel

radiator and a frosted uPVC double glazed window.

EXTERNAL

TO THE FRONT

Lawn garden, paved patio enclosed by timber fence.

TO THE REAR

A self-contained yard with block-paved patio, cold water supply tap, external lights and is enclosed by a timber fence.

PARKING

Beyond the rear yard there is ample public parking within a cul-de-sac.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

Full 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. The property has photovoltaic panels installed under the Government Green Deal scheme. The panels provide renewable energy to supplement the electricity supply at a cost of £336 per annum (payable via electricity supplier). The system was installed in 2015 and any purchaser can have the system transferred to their name and continue the payments or pay off the outstanding balance in full. The purchasers legal advisor will be able to provide further details.

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. Any purchaser





should seek confirmation via 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

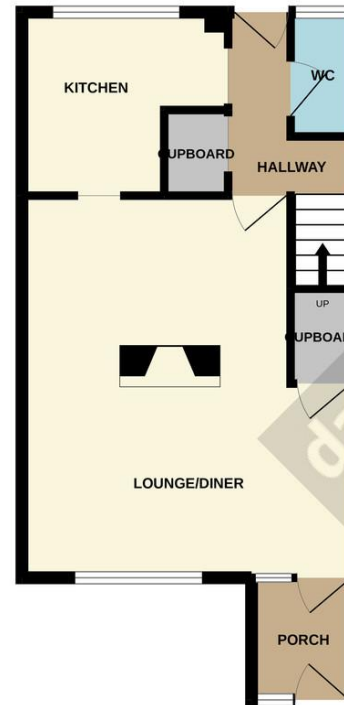
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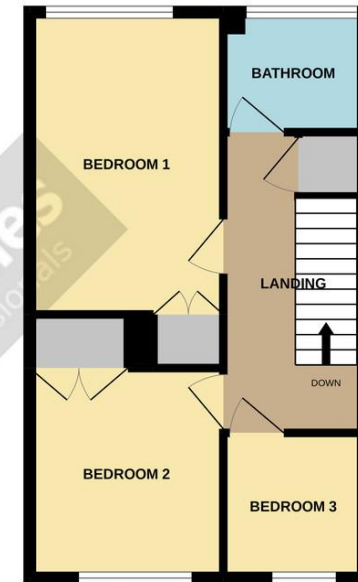
info@davidbailes.co.uk

01207231111

GROUND FLOOR
38.7 sq.m. (417 sq.ft.) approx.



1ST FLOOR
36.8 sq.m. (396 sq.ft.) approx.



TOTAL FLOOR AREA - 75.5 sq.m. (813 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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