



Sunny Terrace | Stanley | Co. Durham | DH9 8AW

An extended and re-configured three bedroom terraced house available with no upper chain. Close to Oakey park in Stanley the accommodation comprises a lobby, hallway, lounge with large bay and log burning stove, separate dining room, fitted kitchen, first floor landing, three bedrooms (one with en-suite shower) and a bathroom. Forecourt garden to the front with self-contained yard to rear with timber shed, brick tool shed and roller garage door providing security. Gas combi central heating. EPC rating E (54). Virtual tour available on our YouTube channel and portals.

£86,500

- Terraced house
- 3 bedrooms (one with en-suite)
- No upper chain
- Lounge and dining room
- Log burning stove



Property Description

LOBBY

3' 3" x 3' 3" (1.00m x 1.00m) uPVC double glazed entrance door, dado rail, glazed door to hallway

HALLWAY

Dado rail, single radiator, telephone point, stairs to the first floor and doors leading to the lounge and dining room.

LOUNGE

10' 6" x 12' 5" (3.21m x 3.81m) Large bay with uPVC double glazed windows, fireplace with log burning stove on a tiled hearth, double radiator, picture rail and telephone points.

DINING ROOM

11' 8" x 12' 9" (3.57m x 3.91m) uPVC double glazed window, double radiator, coving, TV cables and a door leading to the kitchen.

KITCHEN

13' 8" (maximum) x 7' 10" (4.18m x 2.41m) Fitted with a range of wall and base units with contrasting laminate worktops, fitted chopping board and corner storage roundabout. Integrated fan assisted electric oven/grill, halogen hob with extractor canopy over. Sink with mixer tap, concealed gas combi central heating boiler, plumbed for a washing machine and also for a dishwasher, space for a tall fridge/freezer, large storage cupboard, fully tiled walls, uPVC double glazed window and matching rear exit door.

FIRST FLOOR

LANDING

Storage cupboard, dado rail and doors leading to the bedrooms and bathroom.

BEDROOM 1 (TO THE FRONT)

11' 11" x 11' 10" (3.65m x 3.61m) Fitted wardrobes and over-head storage, uPVC double glazed window, double radiator,

coving and a door leading to the en-suite shower.

EN-SUITE

10' 3" x 4' 0" (3.13m x 1.24m) Partly completed en-suite with enclosed mains-fed thermostatic shower, tiled splash-backs and glazed door, wash basin with base storage, WC.

BEDROOM 2 (TO THE REAR)

8' 1" x 9' 8" (2.47m x 2.96m) uPVC double glazed window, double radiator and coving.

BEDROOM 3 (TO THE REAR)

9' 4" x 7' 6" (2.85m x 2.30m) uPVC double glazed windows and a double radiator. Wall mounted storage cupboard.

BATHROOM

4' 5" x 8' 0" (1.36m x 2.46m) A white suite featuring a panelled bath with shower fitment and glazed folding screen. Pedestal wash basin, WC, single radiator, PVC panelled walls and a ceiling extractor fan.

EXTERNAL

TO THE FRONT

Modest forecourt garden.

TO THE REAR

Self-contained yard with secure roller garage door, brick workshop, timber shed.

HEATING

Gas fired central heating via combination boiler and radiators.

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.

TENURE

We understand that the property has a freehold tenure. We recommend any purchaser has this clarified by their legal representative.

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

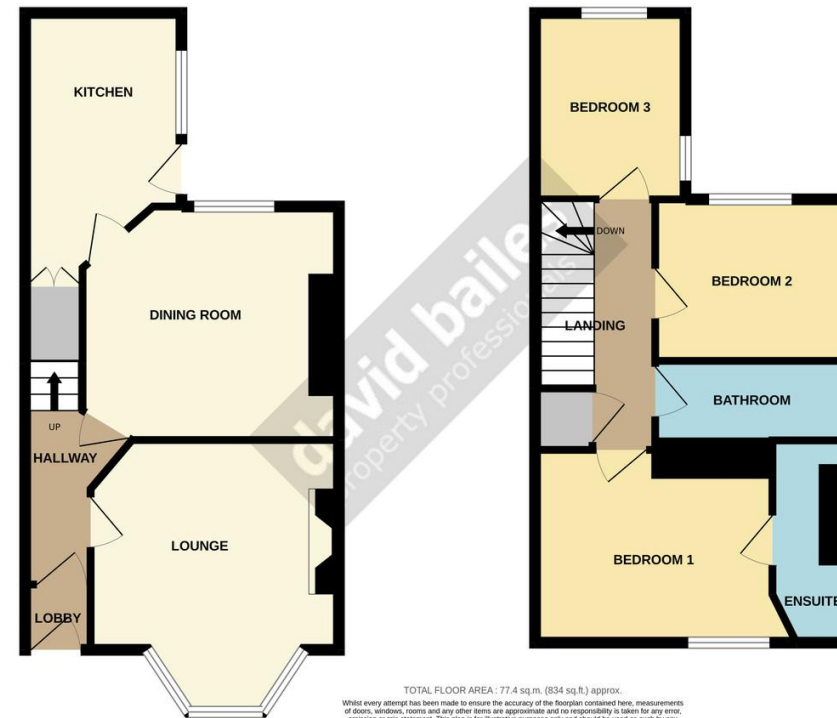
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GROUND FLOOR
39.9 sq.m. (430 sq.ft.) approx.

1ST FLOOR
37.5 sq.m. (404 sq.ft.) approx.



TOTAL FLOOR AREA: 77.4 sq.m. (834 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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		10
(55-68)	D	24	
(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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