

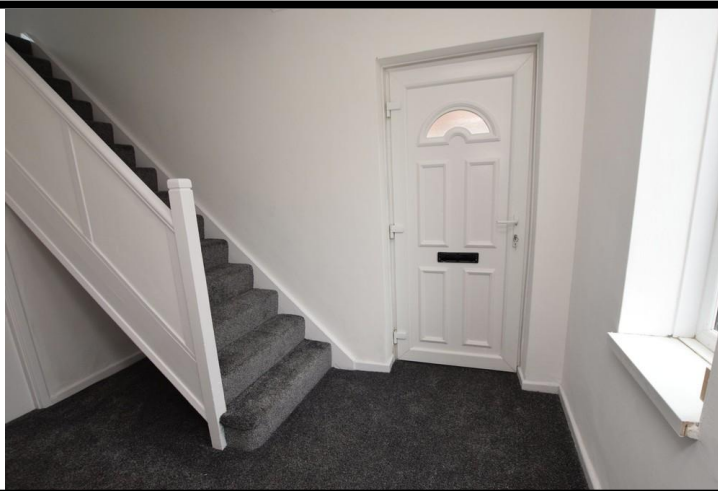


Hillside Gardens | Shield Row | Stanley | DH9 0HD

A three bedroom end-terraced house which has just been refurbished and is available with no upper chain. The accommodation comprises a hallway, lounge, dining room, kitchen, first floor landing, three bedrooms and a bathroom. Brick outbuilding, gardens o front and rear, gas combi central heating, full uPVC double glazing, EPC rating D (67), freehold, Council Tax band A. Virtual tour available on our YouTube channel.

£85,000

- End terraced house
- 3 bedrooms
- No chain
- Recently refurbished
- Lounge, dining room and kitchen



Property Description

HALLWAY

10' 3" x 6' 1" (3.13m x 1.86m) uPVC double glazed entrance door, matching window, stairs to the first floor, coving, single radiator and doors leading to the lounge and kitchen.

LOUNGE

13' 11" x 13' 4" (4.26m x 4.08m) uPVC double glazed window, single radiator, coving, TV aerial cables and a door leading to the dining room.

DINING ROOM

9' 4" x 7' 11" (2.85m x 2.42m) uPVC double glazed window, single radiator, coving and a large opening to the kitchen.

KITCHEN

13' 1" (maximum) x 11' 4" (4.00m x 3.46m) A contemporary kitchen fitted with a range of wall and base units finished in high gloss grey with contrasting laminate worktops and tiled splash-backs. Integrated oven/grill, halogen hob, extractor

canopy over, wall mounted gas combi central heating boiler, stainless steel sink with mixer tap, plumbed for a washing machine, space for other appliances, uPVC double glazed window, matching side exit door and a door to the hallway.

FIRST FLOOR

LANDING

6' 11" x 7' 10" (2.12m x 2.41m) uPVC double glazed window, loft access hatch, coving and doors leading to the bedrooms and bathroom.

BEDROOM 1 (TO THE FRONT)

12' 4" x 11' 8" (3.77m x 3.56m) uPVC double glazed window, single radiator, coving and TV aerial cable.

BEDROOM 2 (TO THE REAR)

9' 7" x 11' 9" (2.94m x 3.60m) Built-in-storage cupboard, uPVC double glazed window, single radiator and coving.

BEDROOM 3 (TO THE FRONT)

9' 4" x 8' 0" (2.86m x 2.44m) Over-stair storage cupboard, uPVC double glazed window, single radiator and coving.

BATHROOM

6' 6" x 7' 10" (2.00m x 2.40m) A white suite featuring a panelled bath with electric shower over, tiled splash-backs, pedestal wash basin, WC, part PVC panelled walls, ladder style towel radiator and uPVC double glazed windows.

EXTERNAL

TO THE FRONT

Artificial lawn, patio and side path leading to the detached brick out-building and rear garden.

TO THE REAR

Lawn garden enclosed by timber fence.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

Full uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (67). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

COUNCIL TAX

Council Tax Band A, currently equating to £1469 per annum.

TENURE

We understand that the property is freehold. Any purchaser should have this confirmed by their legal representative.

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

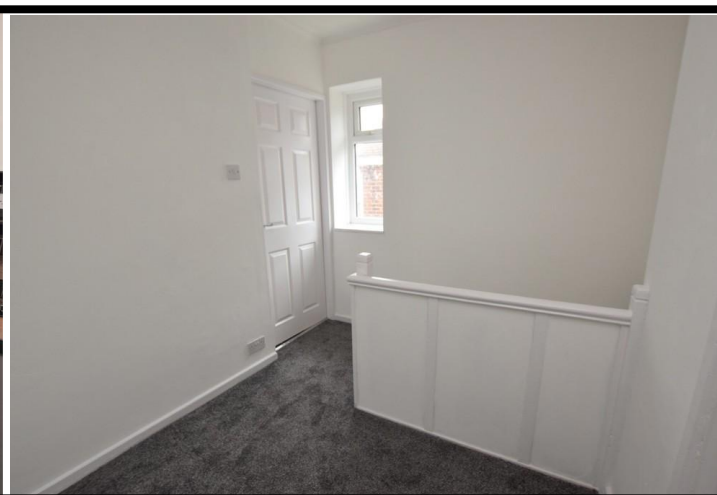
Please note that all offers will require financial verification including mortgage agreement in principle, proof of deposit funds, proof of available cash and full chain details including selling agents and solicitors down the chain. Under New Money Laundering Regulations we require proof of identification 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

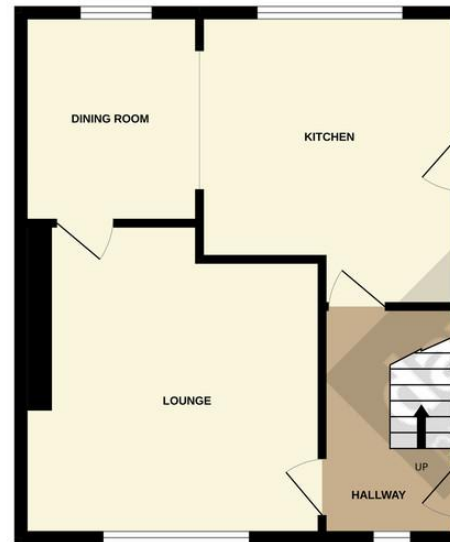
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01207231111

GROUND FLOOR
41.4 sq.m. (445 sq.ft.) approx.

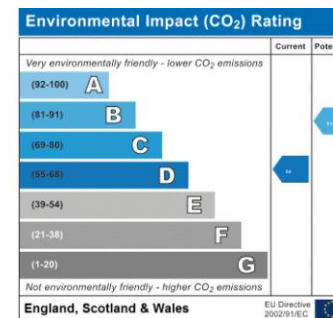
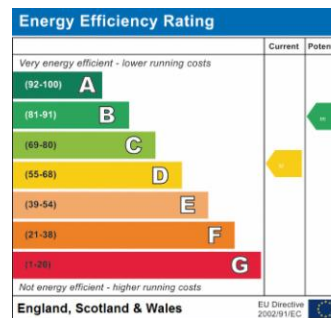


1ST FLOOR
41.4 sq.m. (446 sq.ft.) approx.



TOTAL FLOOR AREA : 82.8 sq.m. (891 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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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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