



Acton Dene | East Stanley | Co. Durham | DH9 6RE

This three bedroom terraced house has been modified and extensively refurbished to a very high standard and is now ready with no upper chain. Upgrades include all walls and ceilings re-plastered, re-wired, new central heating system, new uPVC double glazing, new kitchen and bathroom and all newly decorated and flooring/carpet. Comprising a hallway, lounge, kitchen/diner, first floor landing, three bedrooms and a bathroom. Gardens to front and rear. EPC rating C (73) . Council Tax band A, freehold tenure.

£94,950

- Extensively renovated mid terraced house
- 3 bedrooms
- Lounge and kitchen/diner
- New kitchen & bathroom
- No upper chain



Property Description

HALLWAY

uPVC double glazed entrance door and matching side window. Stairs to the first floor with storage area beneath, single radiator and doors leading to the lounge and kitchen/diner.

LOUNGE

12' 4" x 12' 11" (3.77m x 3.95m) uPVC double glazed window, double radiator, TV aerial point and a telephone point.

KITCHEN/DINER

9' 2" x 19' 10" (2.80m x 6.07m) A newly installed kitchen fitted with a range of wall and base units with soft closing doors and drawers. Contrasting laminate worktops and tiled splash-backs. Integrated fan assisted electric oven/grill, ceramic halogen hob with concealed illuminated extractor fan over. Space and plumbing for a washing machine, black sink with mixer tap, concealed newly installed gas combi central heating boiler. Double radiator, uPVC double glazed windows and matching rear exit door, laminate flooring, telephone point and

LED ceiling spotlights.

FIRST FLOOR

LANDING

Doors lead to the bedrooms and bathroom/WC.

BEDROOM 1 (TO THE FRONT)

12' 4" x 11' 4" (3.77m x 3.47m) uPVC double glazed window and a double radiator.

BEDROOM 2 (TO THE REAR)

9' 2" x 11' 5" (2.80m x 3.50m) uPVC double glazed window and a double radiator.

BEDROOM 3 (TO THE FRONT)

6' 3" (maximum) x 8' 2" (maximum) (1.93m x 2.50m) An L-shaped room with uPVC double glazed window and a double radiator.

BATHROOM/WC

5' 6" x 8' 0" (1.68m x 2.45m) A contemporary new white suite featuring a P-shaped bath with thermostatic shower over with over-sized head and hand riser, glazed screen and attractive tiled splash-backs. Pedestal wash basin, WC, chrome towel radiator, two uPVC double glazed windows, tiled floor and LED spotlights.

EXTERNAL

TO THE FRONT

Lawn garden enclosed by timber fence.

TO THE REAR

Concrete patio and garden, Brick tool shed, enclosed by timber fencing.

HEATING

A newly installed central heating system including a gas fired combination boiler and radiators.

GLAZING

Full uPVC double glazing installed in 2022.

RECENT UPGRADES

In addition to the new central heating system and glazing the current owner has had the property fully re-wired, re-plastered and has had work carried out to the roof.

ENERGY EFFICIENCY

EPC rating C (73). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

COUNCIL TAX

The property is in Council Tax Band A, which currently equates to £1,469 per annum.

TENURE

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

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.

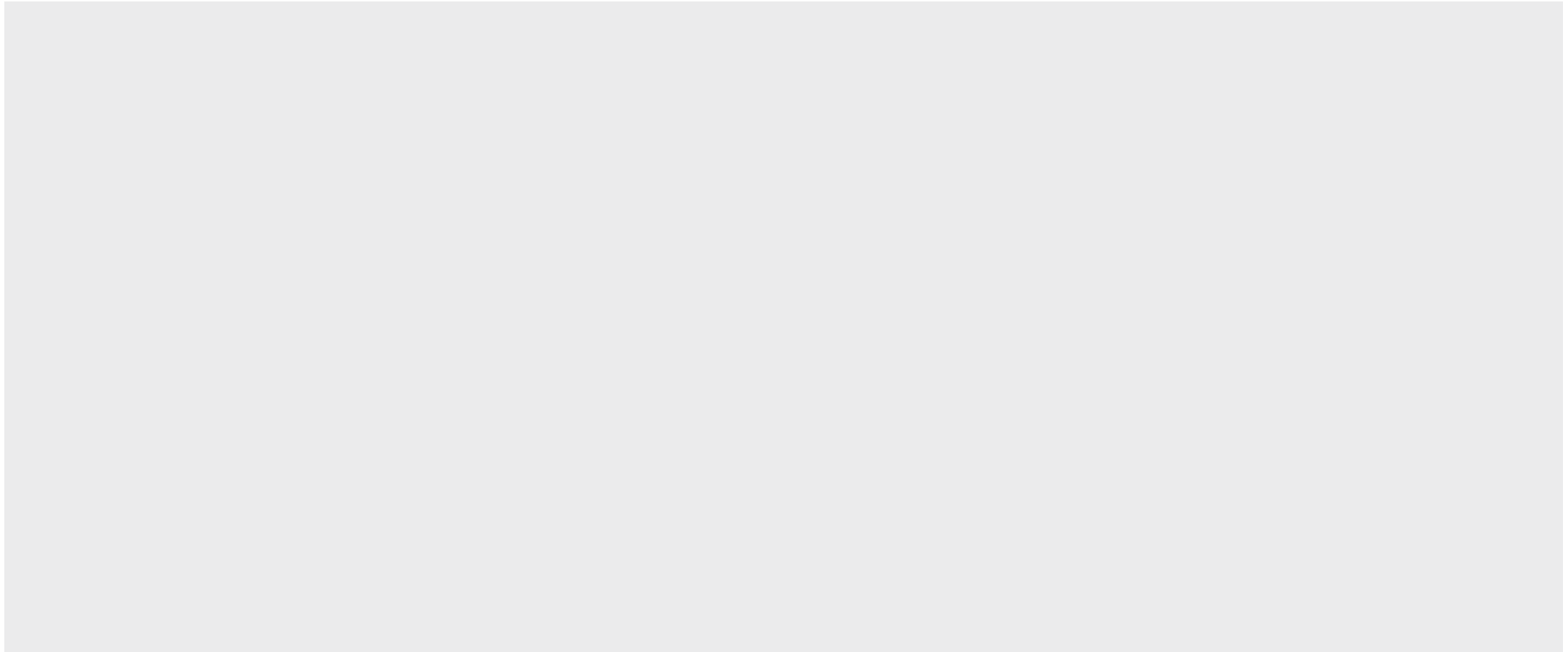
NEED A MORTGAGE?

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

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GROUND FLOOR
37.0 sq.m. (399 sq.ft.) approx.

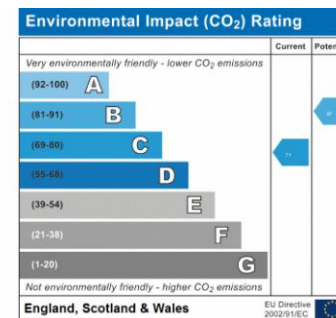
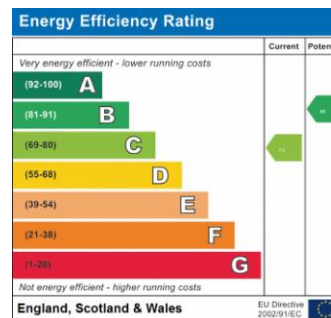


1ST FLOOR
38.6 sq.m. (415 sq.ft.) approx.



TOTAL FLOOR AREA : 75.6 sq.m. (814 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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