



## Murray Park | Stanley | Co. Durham | DH9 0PN

A recently refurbished three bedroom semi-detached town house close to Stanley town centre, comes with garden, detached garage, driveway and is available with no upper chain. The accommodation comprises a hallway, WC, formal dining room, kitchen with breakfast room off, utility room. First floor landing, lounge, master bedroom and en-suite shower. To the second floor is a large landing with study area, two further bedrooms and the family bathroom. Gas central heating, Council Tax band D, freehold tenure and an EPC rating of C (76). Virtual tour available on our YouTube channel.

**£184,950**

- 3 bedroom town house
- No upper chain
- Recently refurbished
- Detached garage and driveway
- Garden



## Property Description

### ENTRANCE HALLWAY

Double glazed entrance door, laminate flooring, storage cupboard, single panelled radiator, stairs to the first floor, coving and doors leading to the WC and dining room.

### WASHROOM/WC

5' 1" x 3' 1" (1.56m x 0.94m) Wash hand basin, tiled splash back, low-level WC, single radiator and a ceiling extractor fan.

### DINING ROOM

11' 8" x 9' 11" (3.58m x 3.03m) Laminate flooring, double radiator, uPVC double glazed window, TV aerial, telephone points and twin doors open to the breakfast area.

### BREAKFAST AREA

11' 4" x 9' 10" (3.47m x 3.00m) Laminate flooring, two single radiators, twin uPVC double glazed French doors open onto rear garden and an opening to the kitchen area.

### KITCHEN

8' 10" x 8' 11" (2.70m x 2.73m) Fitted with a contemporary range of white high gloss wall and base units with concealed surface lighting onto complimentary granite effect laminate worktops and tiled splash-backs. Inset fan assisted electric oven/grill, gas hob with concealed illuminated extractor unit over. Inset stainless steel single drainer sink with vegetable drainer and mixer tap. Integrated fridge, freezer and dishwasher, wall unit conceals the central heating boiler, inset LED spotlights to the ceiling, uPVC double glazed windows, tiled floor and a door leading to the utility room.

### UTILITY ROOM

4' 8" x 6' 3" (1.44m x 1.93m) Tiled floor, plumbed for a washing machine and space for an additional appliance, laminate worktop, tiled splash-back, single radiator and a ceiling extractor fan.

### FIRST FLOOR

#### LANDING

Staircase with turned newel post and spindles leading to the second floor and doors leading to the lounge and master bedroom.

#### LOUNGE

10' 10" (maximum) x 16' 5" (maximum) (3.31m x 5.01m) uPVC double glazed French doors open to a Juliette balcony. Double radiator, coving, TV aerials, telephone points and a uPVC double glazed window.

#### MASTER BEDROOM

12' 4" (into wardrobe) x 9' 6" (3.76m x 2.90m) Fitted wardrobes with sliding doors and hanging rails, single radiator, uPVC double glazed window, TV aerial point, telephone point and a door to the en-suite.



#### EN-SUITE

5' 3" x 6' 7" (1.61m x 2.03m) Tiled shower cubicle with bi-fold screen incorporating mains shower, pedestal wash basin, tiled splash backs, WC, extractor fan, uPVC double glazed window, ladder style towel radiator, inset LED spotlights to ceiling and a shaver socket.

#### SECOND FLOOR

##### LANDING/STUDY AREA

Area to the rear with space for a desk and study area, single radiator, staircase with turned newel post and spindles, uPVC double glazed window, storage cupboard, telephone point, loft access hatch and doors leading to bedrooms two, three and the bathroom.

##### BEDROOM 2 (TO FRONT)

12' 7" x 9' 10" (3.84m x 3.01m) Single radiator and a uPVC double glazed window.

##### BEDROOM 3 (TO REAR)

10' 5" x 9' 10" (3.20m x 3.01m) Single radiator and a uPVC double glazed window.

##### BATHROOM/WC

8' 8" (maximum) x 6' 3" (2.65m x 1.92m) A white suite featuring a panelled bath with shower fitment, curtain and rail. Tiled splash-backs, pedestal wash basin, WC, airing cupboard incorporating the hot water tank. Shaver socket, double radiator, LED spotlights and a uPVC double glazed window.

##### EXTERNAL

Low maintenance garden to the rear with gate leading to the driveway and detached garage.

##### GARAGE

19' 2" x 8' 9" (5.86m x 2.68m) Detached single garage to the rear with an up and over door, power points and lighting. In front of the garage is a block-paved driveway providing off-street parking.

#### HEATING

Gas fired central heating via regular boiler and radiators.

#### GLAZING

uPVC double glazing installed.

#### ENERGY EFFICIENCY

EPC rating C (76). 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 D, which currently equates to £2,203 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 FINANCIAL ADVICE?

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

D

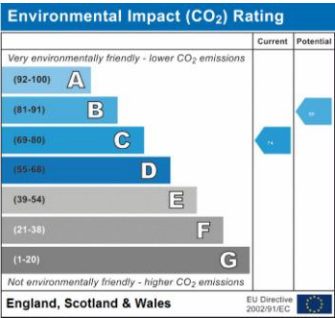
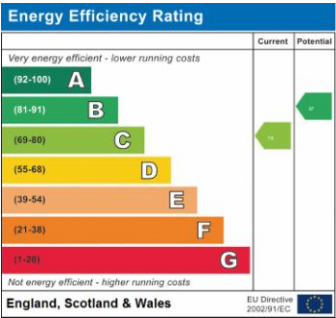
# Viewing Arrangements

Strictly by appointment

# Contact Details

Anthony House  
Anthony Street  
Stanley  
County Durham  
DH9 8AF

www.davidbailes.co.uk  
info@davidbailes.co.uk  
01207231111



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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