



Poplar Grove | Flint Hill | Dipton | DH9 9BE

A superbly renovated and re-configured three bedroom terraced house upgraded to a high standard including new kitchen, bathroom and re-wire. Available with no upper chain the accommodation comprises a hallway, lounge, dining room, kitchen, first floor landing, three bedrooms and bathroom. Garden to the front and self-contained yard to the rear. Gas combi central heating, full uPVC double glazing, free hold, EPC rating C (69), Council Tax band A. Virtual tour available on our YouTube channel.

£125,000

- Fully refurbished house
- 3 bedrooms
- No chain
- Garden and yard
- New kitchen and bathroom



Property Description

HALLWAY

uPVC double glazed entrance door with matching window over. Laminate flooring, archway with sculpted corbels, single radiator, inset LED spotlights, smoke alarm, stairs to the first floor and a door to the dining room.

DINING ROOM

12' 9" x 12' 11" (3.91m x 3.94m) Under-stair storage cupboard, laminate flooring, uPVC double glazed window, double radiator, door to the kitchen and a large opening to the lounge.

LOUNGE

11' 1" x 13' 0" (3.38m x 3.97m) Wall mounted electric fire with remote control. Above is a recess with TV aerial and power point for wall mounting a TV. uPVC double glazed half-bow window and a double radiator.

KITCHEN

11' 0" x 6' 1" (3.36m x 1.87m) A newly installed kitchen fitted

with a range of wall and base units with contrasting laminate worktops and tiled splash-backs. Integrated fan assisted electric oven/grill, electric induction hob with illuminated extractor canopy over. Sink with mixer tap, plumbed for a washing machine and space for a tall fridge/freezer. Laminate flooring, double radiator, LED spotlights, heat/smoke alarm, uPVC double glazed windows and matching rear exit door.

FIRST FLOOR

LANDING

Half-landing with steps to the bathroom.. Main landing with glass balustrade, storage cupboard houses the gas combi central heating boiler and carbon monoxide detector, hard-wired smoke alarm and doors leading to the bedrooms.

BATHROOM

6' 7" x 6' 3" (2.02m x 1.92m) A new suite featuring a panelled bath with thermostatic shower over and glazed screen. Integrated sink with base storage and WC. chrome towel

radiator, uPVC double glazed window, tiled splash-backs, tiled floor, inset LED spotlights and extractor fan.

BEDROOM 1 (TO THE FRONT)

12' 2" x 10' 4" (3.71m x 3.17m) uPVC double glaze window and double radiator.

BEDROOM 2 (TO THE REAR)

12' 1" x 10' 2" (3.70m x 3.10m) uPVC double glazed window and double radiator.

BEDROOM 3 (TO THE FRONT)

12' 1" (maximum) x 5' 11" (3.70m x 1.82m) uPVC double glazed window, loft access hatch and double radiator.

EXTERNAL

TO THE FRONT

Lawn garden and path, enclosed by timber fencing and brick wall.

TO THE REAR

Self-contained yard, external light.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

Full uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating C (69). 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.

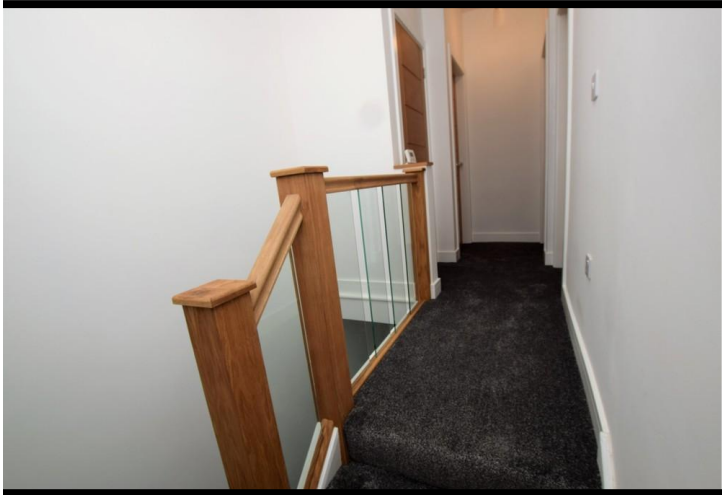
MAKING AN OFFER

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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Anthony Street

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GROUND FLOOR
41.4 sq.m. (446 sq.ft.) approx.



1ST FLOOR
40.2 sq.m. (433 sq.ft.) approx.



TOTAL FLOOR AREA : 81.6 sq.m. (879 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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