



## Railway Street | Annfield Plain | Stanley | DH9 7SS

Situated within the centre of Annfield Plain we offer this well presented two bedroom end-terraced house with off-street parking to the rear and is available with no upper chain. Briefly comprising an entrance porch, lounge, kitchen/diner, two first floor bedrooms and a bathroom/WC. To the rear is a self-contained yard providing off-street parking. uPVC double glazing, gas combi condensing central heating, EPC rating D (56). Freehold tenure, Council Tax band A.

£60,000

- End-terraced house
- 2 bedrooms
- No upper chain
- Close to Annfield Plain centre
- Lounge and kitchen/diner



## Property Description

### ENTRANCE PORCH

3' 8" x 4' 9" (1.12m x 1.46m) uPVC double glazed door and window, laminate flooring and a door leading to the lounge.

### LOUNGE

12' 7" x 14' 11" (3.86m x 4.56m) Wall mounted modern electric fire, double radiator, uPVC double glazed window, laminate flooring, coving and a door leading to the kitchen/diner.

### KITCHEN/DINER

8' 3" x 14' 11" (2.52m x 4.56m) Fitted with a range of wall and base units with soft closing mechanisms, laminate worktops and splash-backs. Integrated electric oven/grill, four ring gas hob with illuminated extractor fan over. Concealed gas condensing combi central heating boiler, inset sink with vegetable drainer and mixer tap, plumbed for washing machine, uPVC double glazed window and door, under-stair storage cupboard, double radiator, stairs to the first floor.

### FIRST FLOOR

#### LANDING

uPVC double glazed window, single radiator, loft hatch and doors leading to the bedrooms and bathroom.

#### BEDROOM 1 (TO THE FRONT)

11' 6" x 9' 6" (3.52m x 2.91m) Double panelled radiator and a uPVC double glazed window

#### BEDROOM 2 (TO THE REAR)

9' 9" x 12' 1" (2.99m x 3.70m) Double radiator and a uPVC double glazed window.

#### BATHROOM

8' 3" x 5' 0" (2.54m x 1.53m) Feature large corner bath with electric shower over, curtain and rail. Pedestal wash-basin, low level WC, fully tiled walls, uPVC double glazed window and a radiator.

### EXTERNAL

#### TO THE FRONT

Modest forecourt patio garden.

#### TO THE REAR

Self-contained yard with timber gates providing off-street parking.

#### HEATING

Gas fired central heating via combination boiler and radiators.

#### GLAZING

Full uPVC double glazing installed.

#### ENERGY EFFICIENCY

EPC rating D (56). 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.

### MORTGAGE 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

A

## Viewing Arrangements

Strictly by appointment

## Contact Details

Anthony House

Anthony Street

Stanley

County Durham

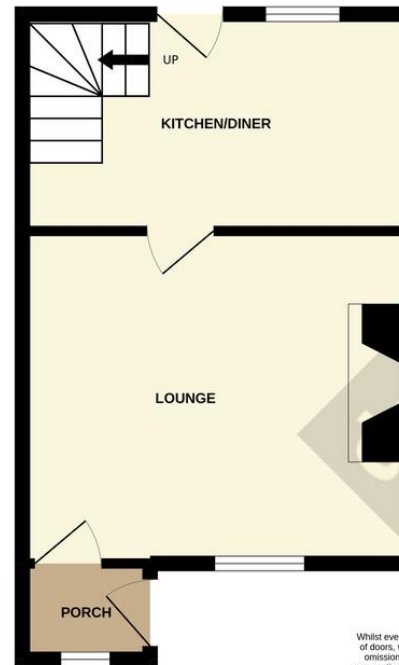
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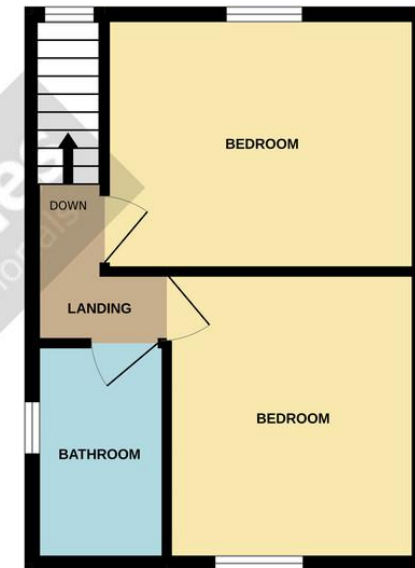
[info@davidbailes.co.uk](mailto:info@davidbailes.co.uk)

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GROUND FLOOR  
29.1 sq.m. (313 sq.ft.) approx.

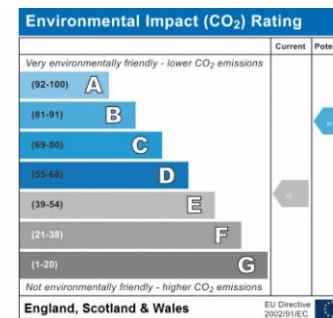
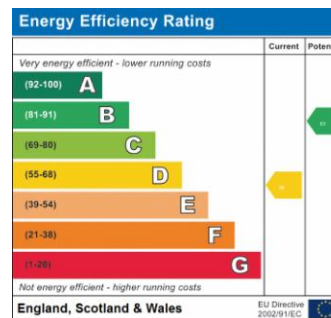


1ST FLOOR  
28.6 sq.m. (307 sq.ft.) approx.



TOTAL FLOOR AREA : 57.6 sq.m. (620 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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