



## Hillside Gardens | Shield Row | Stanley | DH9 0HB

A well presented three bedroom end-terraced link with panoramic views towards the countryside and available with no upper chain. The accommodation comprises a hallway, lounge, kitchen, dining room, large utility room, ground floor WC. First floor landing, three bedrooms and bathroom. Recently installed gas combi central heating boiler, uPVC double glazing, off-street parking for two vehicles, patio garden. Council tax band A, freehold, EPC rating D (68). Virtual tour available on our YouTube channel.

£95,000

- End terraced link
- 3 bedrooms
- Off street parking for 2 cars
- No upper chain
- Well presented



## Property Description

### HALLWAY

uPVC double glazed entrance door, matching window, stairs to the first floor with storage cupboard beneath, single radiator and doors leading to the lounge and kitchen.

### LOUNGE

12' 3" x 13' 4" (3.75m x 4.07m) Feature fire surround with marble inlay and hearth, inset electric fire. uPVC double glazed window, TV aerial point and a double radiator.

### KITCHEN

10' 11" x 11' 6" (3.34m x 3.52m) Fitted with a range of wall and base units with contrasting laminate worktops and tiled splash-backs. Large cooking range with oven/grill and five ring gas hob with extractor canopy over. Plumbed in dishwasher, stainless steel sink with vegetable drainer and mixer tap, display cabinets, uPVC double glazed window, double radiator, PVC panelled ceiling with inset LED spotlights, doors lead to the dining room and utility room.

### DINING ROOM

11' 1" x 7' 10" (3.40m x 2.41m) uPVC double glazed window, single radiator and a telephone point.

### UTILITY ROOM

13' 3" x 6' 5" (4.05m x 1.96m) Fitted with a range of wall cabinets, laminate worktop with matching upturn, plumbed for a washing machine, free standing fridge, space for additional appliances, uPVC double glazed window and matching rear exit door, loft access hatch, PVC panelled ceiling with inset LED spotlights, double radiator and a door leading to the WC.

### WC

5' 4" x 2' 7" (1.64m x 0.80m) WC, uPVC double glazed window, single radiator, PVC panelled ceiling with inset LED spotlights.

### FIRST FLOOR

#### LANDING

Storage cupboard housing the gas combi central heating boiler, uPVC double glazed window, double radiator, loft access hatch, doors lead to the bedrooms and bathroom.

#### BEDROOM 1 (TO THE FRONT)

12' 4" x 11' 9" (3.76m x 3.60m) Built-in cupboard, uPVC double glazed window with panoramic views, double radiator, ceiling light/fan.

#### BEDROOM 2 (TO THE REAR)

8' 9" x 11' 9" (2.68m x 3.60m) Built-in cupboard, uPVC double glazed window, single radiator, ceiling light/fan.

#### BEDROOM 3 (TO THE FRONT)

9' 3" x 7' 10" (2.83m x 2.41m) Built-in cupboard, uPVC double glazed window with panoramic views, single radiator, ceiling light/fan.



## BATHROOM

5' 5" x 7' 9" (1.66m x 2.37m) A recently installed white suite featuring a panelled bath with thermostatic shower over, pedestal wash basin, WC, chrome towel radiator, uPVC double glazed window, fully tiled walls and floor. PVC panelled ceiling with inset LED spotlights and extractor fan.

## EXTERNAL

### TO THE FRONT

Large paved patio enclosed by brick wall overlooking a green area.

### TO THE REAR

Hard stand providing off-street parking for two vehicles.

## HEATING

Gas fired central heating via combination boiler and radiators.

## GLAZING

Full uPVC double glazing installed.

## ENERGY EFFICIENCY

EPC rating D (68). 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

Anthony House

Anthony Street

Stanley

County Durham

DH9 8AF

[www.davidbailes.co.uk](http://www.davidbailes.co.uk)

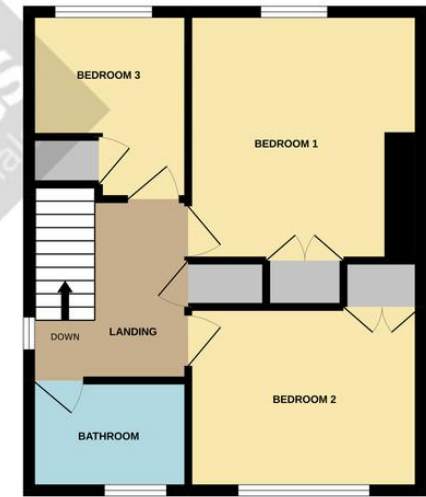
[info@davidbailes.co.uk](mailto:info@davidbailes.co.uk)

01207231111

GROUND FLOOR  
51.0 sq.m. (549 sq.ft.) approx.

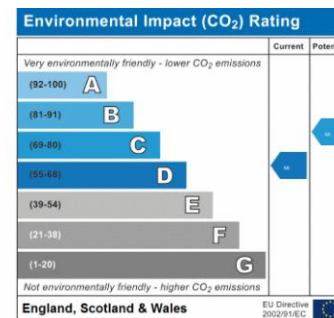
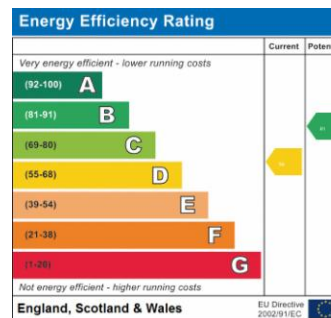


1ST FLOOR  
42.0 sq.m. (452 sq.ft.) approx.



TOTAL FLOOR AREA: 93.0 sq.m. (1,001 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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