



Barnhill | Stanley | Co. Durham | DH9 8AN

A deceptively spacious two bedroom end-terraced house close to the park and within walking distance of the town centre. Available with no upper chain this well presented home briefly comprises an entrance lobby, generous lounge/diner with feature fireplace, modern kitchen with integrated oven, first floor landing, two double bedrooms, bathroom and good storage options. Gas combi central heating, full uPVC double glazing, freehold tenure, Council Tax band A, EPC rating E (53). Virtual tour available on our YouTube channel.

£85,000

- End-terraced house
- 2 bedrooms
- No upper chain
- Spacious accommodation
- Close to the park and town centre



Property Description

LOBBY

2' 9" x 4' 0" (0.86m x 1.23m) uPVC double glazed entrance door, panelled walls and ceiling, tiled floor and a glazed door to the lounge/diner.

LOUNGE/DINER

21' 2" (maximum) x 17' 2" (maximum) (6.46m x 5.24m) A room that feels light and airy with uPVC double glazed windows, feature fireplace with electric fire, stripped floorboards, storage cupboard with uPVC double glazed window, moulded cornicing, two double radiators and doors leading to the hallway and kitchen.

KITCHEN

8' 2" x 8' 6" (2.50m x 2.60m) Fitted with a range of high gloss white wall and base units with contrasting laminate worktops and tiled splash-backs. Integrated fan assisted electric oven/grill, four ring gas hob, glass splash-back and illuminated extractor canopy over. Stainless steel sink with mixer tap,

plumbed for a washing machine, space for a tall fridge/freezer, chrome radiator, tiled floor, uPVC double glazed window and matching rear exit door.

HALLWAY

Storage cupboard housing the gas combi central heating boiler, stairs lead to the first floor.

FIRST FLOOR

LANDING

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

BEDROOM 1 (TO THE SIDE)

9' 11" x 13' 9" (maximum) (3.04m x 4.20m) Fitted with wall wardrobes with matching bedside units and drawers. uPVC double glazed window, single radiator and a telephone point.

BEDROOM 2 (TO THE FRONT)

11' 0" x 12' 7" (maximum) (3.36m x 3.84m) uPVC double glazed window and a single radiator.

BATHROOM

5' 11" x 8' 6" (1.82m x 2.60m) A white suite featuring a P-shaped bath with shower fitment and curved glazed screen. Pedestal wash basin, WC, chrome towel radiator, PVC panelled walls and ceiling, laminate flooring and a uPVC double glazed window.

EXTERNAL

There is no outside space but there is access via the neighbours yard to the bin storage area.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

Full uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating E (53). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

TENURE

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

COUNCIL TAX

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

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
40.0 sq.m. (431 sq.ft.) approx.



1ST FLOOR
37.3 sq.m. (401 sq.ft.) approx.



TOTAL FLOOR AREA: 77.3 sq.m. (832 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	
	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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