



View Lane | Stanley | Co. Durham | DH9 0DZ

A unique three bedroom detached property located on View Lane in Stanley. The property is well presented and should be of interest to those looking for a character property with panoramic views. The accommodation comprises an entrance porch, lounge with stove, separate dining room, kitchen with integrated appliances, first floor landing, three bedrooms and large family bathroom. Enclosed garden to the rear. Gas combi central heating, double glazing, freehold, Council Tax band C, EPC rating E (56). Virtual tour available on our YouTube channel.

£194,950

- Spacious 3 bedroom detached house
- Lounge with stove
- Dining room with bay window
- Attractive fitted kitchen with integrated appliances
- Spacious bathroom with separate shower cubicle



Property Description

PORCH

4' 0" x 5' 7" (1.22m x 1.71m) uPVC double glazed entrance door with matching side window. Integrated shoe rack, wood panelling and a glazed door and matching window lead to the lounge.

LOUNGE

18' 9" x 11' 8" (minimum) (5.72m x 3.58m) Feature fireplace with multi-fuel burning stove, bay with timber framed double glazed windows and matching French doors that open to the rear garden. Staircase with turned newel post and spindles with large storage cupboard beneath which houses the gas combi central heating boiler and has space for appliances. Additional side timber framed double glazed window, satellite TV cables, two tall column radiators, telephone point, picture rail, coving and glazed doors leading to the dining room and kitchen.

DINING ROOM

8' 6" (minimum) x 13' 4" (2.60m x 4.07m) Large bay with uPVC double glazed windows, storage cupboard, double radiator, coving and telephone point.

KITCHEN

11' 8" x 8' 6" (3.57m x 2.60m) Fitted with a range of wall and base units with contrasting laminate worktops and tiled splash-backs. Integrated fan assisted double oven/grill, inset induction hob with concealed extractor over. Integrated dishwasher, base storage and plumbing for a washing machine, stainless steel sink with vegetable drainer and mixer tap. Laminate flooring, kick-plate electric heater, timber framed double glazed window, space for a fridge/freezer.

FIRST FLOOR

LANDING

6' 5" x 10' 10" (1.97m x 3.31m) Timber framed double glazed window, balustrade with turned spindles, loft access hatch with

pull-down ladder, doors lead to the bedrooms and bathroom.

BEDROOM 1 (TO THE FRONT)

12' 0" x 13' 4" (3.68m x 4.07m) Wall to wall fitted wardrobes with sliding doors, uPVC double glazed window with panoramic views, double radiator.

BEDROOM 2 (TO THE REAR)

11' 10" x 12' 11" (3.63m x 3.95m) Fitted cupboard to both alcoves with hanging rail and shelves, timber framed double glazed window, double radiator.

BEDROOM 3 (TO THE SIDE)

6' 6" x 9' 8" (2.00m x 2.95m) Timber framed double glazed window, single radiator.

BATHROOM

11' 10" x 7' 4" (3.63m x 2.25m) A generous bathroom finished in white. Panelled bath with period shower fitment, separate electric shower in a corner sited glazed cubicle, WC, vanity

wash basin with base storage, fully tiled walls and floor.
Timber framed double glazed window, double radiator, PVC panelled ceiling.

EXTERNAL

TO THE FRONT

Forecourt enclosed by brick wall. Side path leading to the rear.

TO THE REAR

A large enclosed relatively low maintenance garden with timber decking, paved patio and timber shed.

PARKING

There is on street parking to the front and side on the un-adopted lane. The current owner created a hard stand to the side of the property and uses this for parking, however this is not on the title and has no claim over this space.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

Full double glazing installed with uPVC double glazing to the front with the remainder fitted with timber framed double glazed windows and French doors.

ENERGY EFFICIENCY

EPC rating E (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 C.

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.



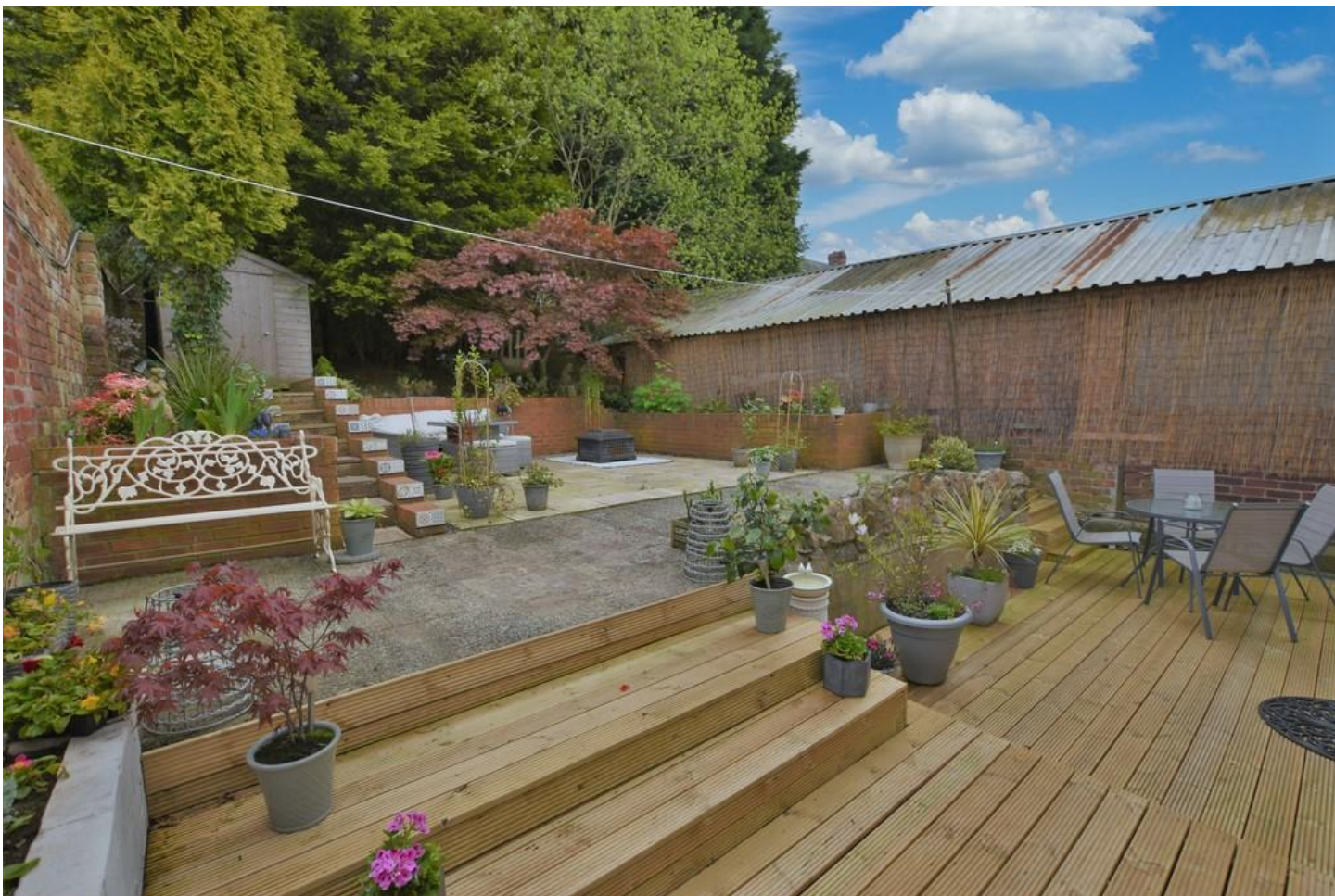


NEED A MORTGAGE?

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

C

Viewing Arrangements

Strictly by appointment

Contact Details

Anthony House

Anthony Street

Stanley

County Durham

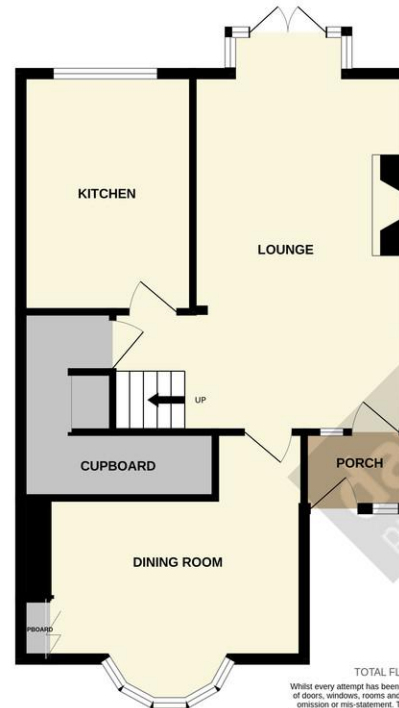
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GROUND FLOOR
54.7 sq.m. (589 sq.ft.) approx.



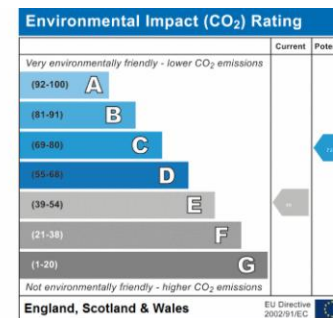
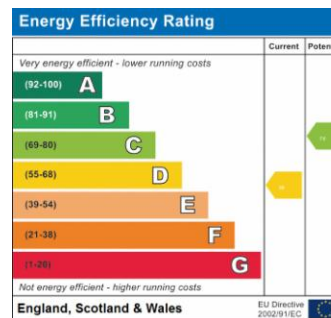
1ST FLOOR
51.2 sq.m. (551 sq.ft.) approx.



DUNCAIRN, VIEW LANE

TOTAL FLOOR AREA: 106.0 sq.m. (1141 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

