



Slaidburn Road | Stanley | Co. Durham | DH9 0DF

An extended stone-built two bedroom terraced house available with no upper chain close to Stanley town centre. The accommodation comprises a lounge, spacious kitchen/diner, first floor landing, two bedrooms (one with fitted wardrobes) and a bathroom. Self-contained yard to the rear. Gas combi central heating, full uPVC double glazing, freehold, Council Tax band A, EPC rating C (71). Virtual tour available on our website and portals.

£70,000

- Extended stone-built terraced house
- 2 bedrooms (one with fitted wardrobes)
- No upper chain
- Close to the town centre
- Lounge plus kitchen/diner



Property Description

LOUNGE

15' 5" x 13' 11" (4.71m x 4.25m) uPVC double glazed entrance door, matching window, feature fire surround with marble inlay and hearth, living flame gas fire. Stairs to the first floor, two double radiators, laminate flooring, coving, satellite TV cables, TV aerial point, telephone point and a glazed door leading to the kitchen/diner.

KITCHEN/DINER

14' 5" x 12' 2" (4.40m x 3.72m) An extended room fitted with a range of Shaker style wall and base units with concealed surface lighting onto laminate worktops and tiled splash-backs. Free standing gas cooker with concealed extractor fan over, additional free standing appliances including a fridge, freezer and washing machine. Stainless steel sink with mixer tap, concealed has combi central heating boiler with remote thermostat/programmer, space for a dining table, dado rail, double radiator, coving, uPVC double glazed windows and matching rear exit door.

FIRST FLOOR

LANDING

Dado rail, double radiator, coving, loft access hatch and doors leading to the bedrooms and bathroom.

BEDROOM 1 (TO THE FRONT)

13' 1" x 10' 8" (4.00m x 3.26m) Fitted wardrobes, over-bed storage, drawers and matching bedside units. uPVC double glazed window and a single radiator.

BEDROOM 2 (TO THE REAR)

6' 2" x 9' 2" (1.90m x 2.80m) uPVC double glazed window, single radiator and coving.

BATHROOM

9' 2" x 4' 7" (2.80m x 1.40m) A grey suite featuring a panelled bath with period style shower fitment, pedestal wash basin, WC, PVC panelled walls and ceiling with inset spotlights. Chrome towel radiator, uPVC double glazed window and a

tiled floor.

EXTERNAL

Self-contained yard to the rear.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

Full uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating C (71). 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.

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

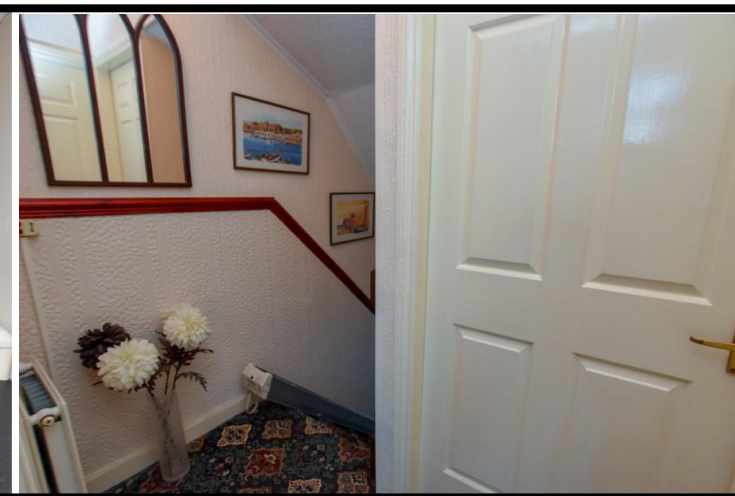
identification from all buyers before acceptance letters are sent and solicitors can be instructed.

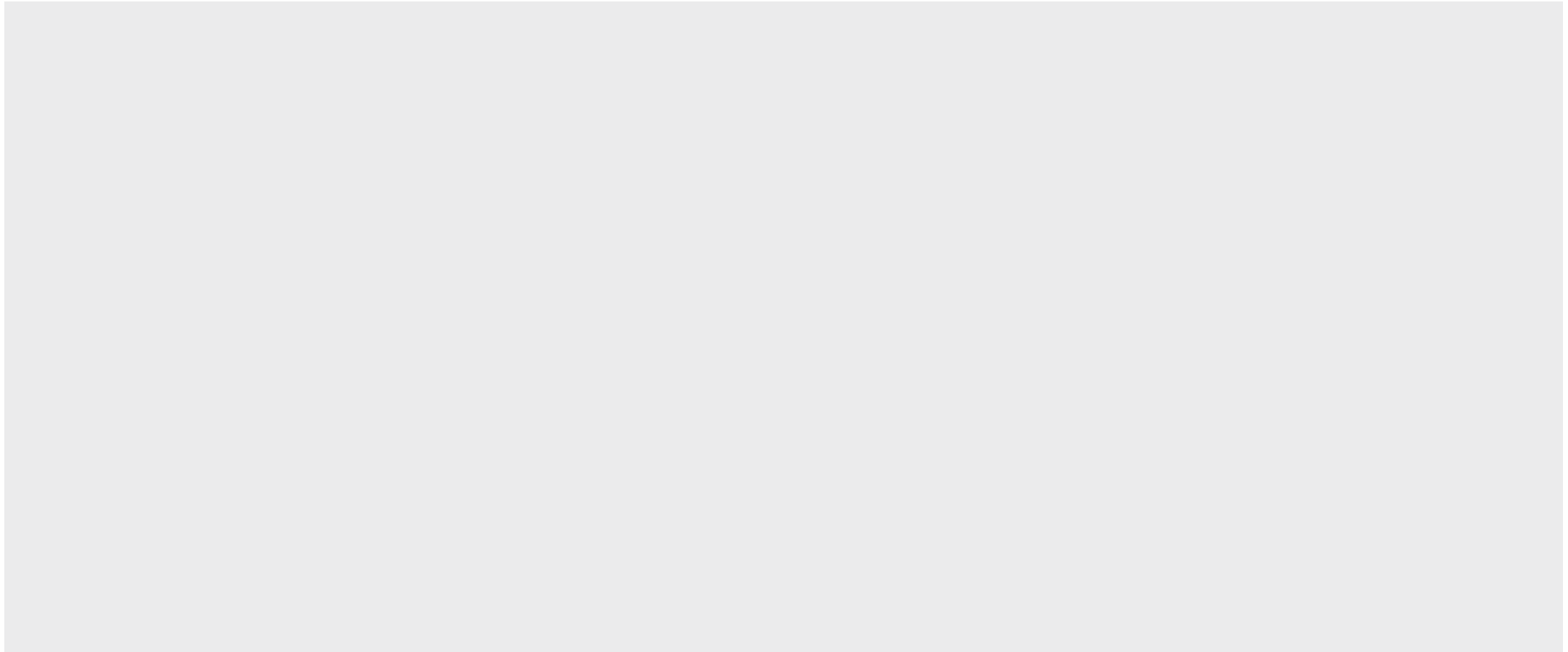
NEED A MORTGAGE?

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

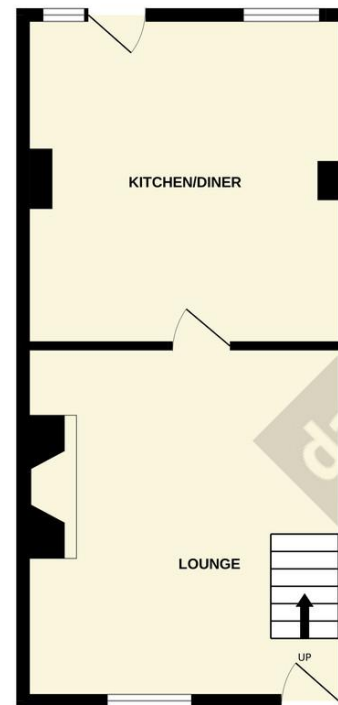
DH9 8AF

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01207231111

GROUND FLOOR
37.4 sq.m. (403 sq.ft.) approx.

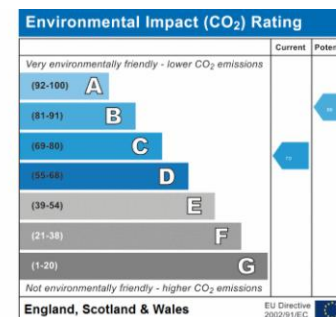
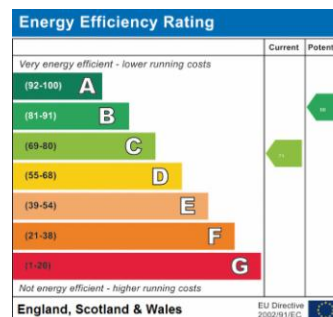


1ST FLOOR
27.9 sq.m. (300 sq.ft.) approx.



TOTAL FLOOR AREA : 65.3 sq.m. (703 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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