



Ramshaw Court | Dipton | Stanley | DH9 9DD

This three bedroom end-terraced house was built in 2019 and has a generous corner plot within a cul-de-sac and should appeal to young families and first time-buyers. The accommodation has a contemporary finish and comprises a hallway, WC, kitchen/diner with integrated appliances, lounge, first floor landing, three bedrooms and a bathroom. Two car driveway to the front and a large garden extending to the side. Gas combi central heating, full uPVC double glazing, freehold tenure, Council Tax band B, EPC rating B (83). Remainder of NHBC guarantee. Virtual tour available on our website, YouTube and portals.

£149,950

- Modern end-terraced house
- 3 bedrooms
- Corner plot within a cul-de-sac
- Garden to rear extending to the side
- Off-street parking for two cars



Property Description

HALLWAY

uPVC double glazed entrance door, single radiator with cover, stairs to the first floor and doors leading to the WC and kitchen/diner.

WC

2' 8" x 4' 7" (0.82m x 1.41m) WC, pedestal wash basin, tiled splash-back, single uPVC double glazed window and a single radiator.

KITCHEN/DINER

13' 4" (maximum) x 11' 5" (maximum) (4.08m x 3.50m) A lovely kitchen finished in high gloss white with a range of wall and base units with contrasting laminate worktops and tiled splash-backs. Integrated fan assisted electric oven/grill, four ring gas hob with concealed extractor over. Additional integrated appliances include a fridge/freezer, dishwasher and washing machine. Concealed combi central heating boiler, sink with mixer tap, space for a dining table, uPVC double glazed

window, double radiator with cover and a door leading to the lounge.

LOUNGE

11' 8" x 14' 9" (3.58m x 4.50m) Overlooking the rear garden with uPVC double glazed French doors, under-stair storage cupboard, satellite TV cables, TV aerial and telephone points and a double radiator.

FIRST FLOOR

LANDING

Single radiator with cover and doors leading to the bedrooms and bathroom.

BEDROOM 1 (TO THE FRONT)

9' 7" x 12' 10" (2.93m x 3.92m) Fitted wardrobes, additional over-stair cupboard, two uPVC double glazed windows and a single radiator.

BEDROOM 2 (TO THE REAR)

9' 10" x 8' 5" (3.00m x 2.57m) uPVC double glazed window, single radiator and the loft access hatch.

BEDROOM 3 (TO THE REAR)

6' 8" x 6' 0" (2.04m x 1.84m) uPVC double glazed window and a single radiator

BATHROOM

5' 4" x 8' 5" (1.65m x 2.57m) A white suite featuring a panelled bath with thermostatic shower over, glazed screen, tiled splash-backs, pedestal wash basin, WC, white towel radiator, uPVC double glazed window and a ceiling mounted extractor fan.

EXTERNAL

TO THE FRONT

A twin driveway providing off-street parking for two vehicles, cold water supply tap and a side gate leading to the rear garden.

TO THE SIDE & REAR

A large garden extending to the side with paved patio, twin electric socket, lawn and side gravelled area. Enclosed by a timber fence.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

Full uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating B (83). 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 B.

MAINTENANCE

We understand that residents each contribute £99 per annum towards maintaining the landscapes on the estate.

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?

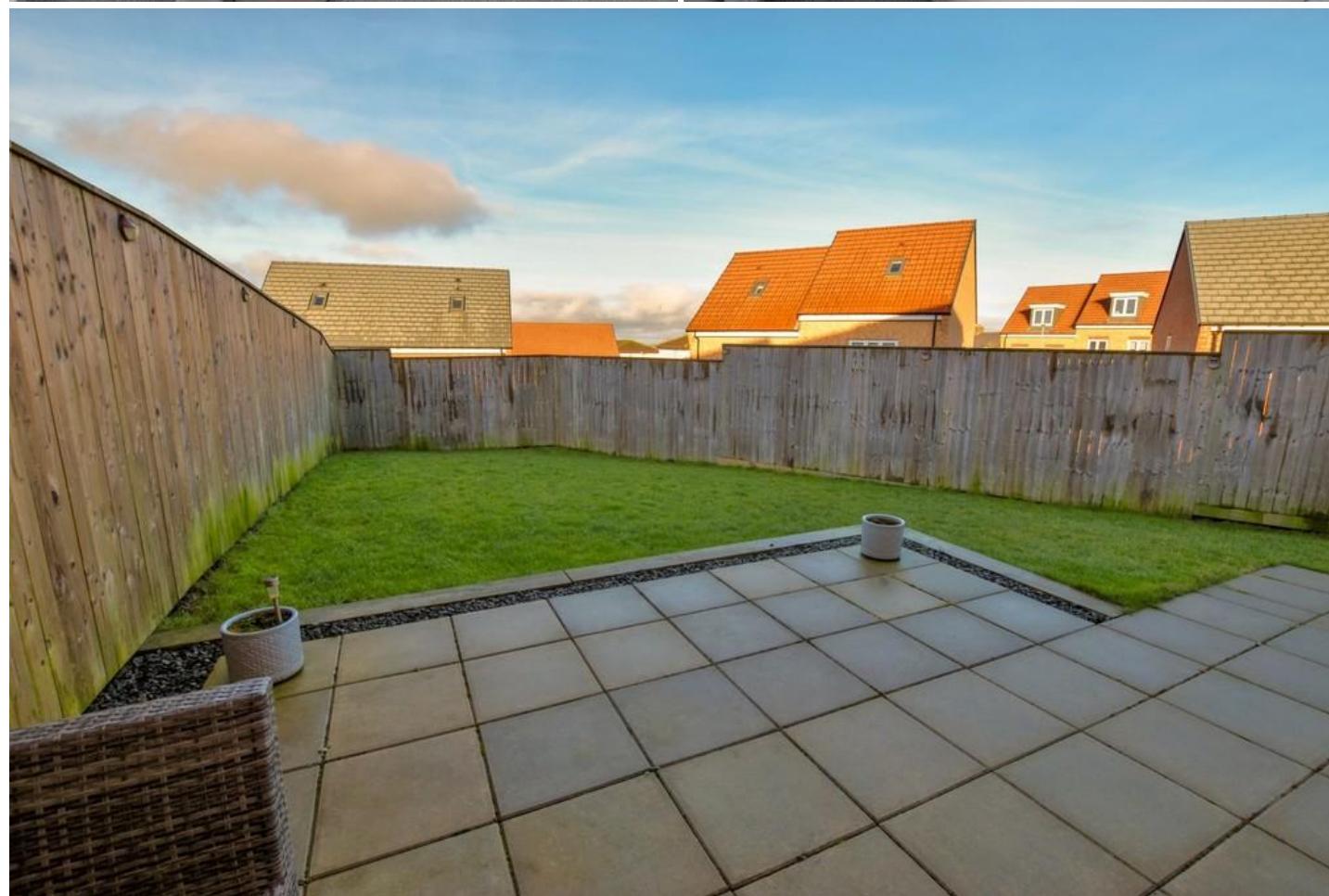
We have independent mortgage advisers within our branch, who will search the whole market to find the best suitable mortgage and help you progress through the process. Contact our office to arrange a telephone or office appointment.





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

B

Viewing Arrangements

Strictly by appointment

Contact Details

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Anthony Street

Stanley

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DH9 8AF

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01207231111

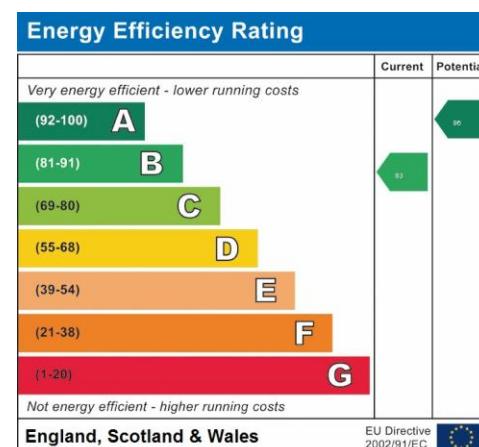
GROUND FLOOR
34.4 sq.m. (370 sq.ft.) approx.

1ST FLOOR
33.3 sq.m. (358 sq.ft.) approx.



TOTAL FLOOR AREA: 67.6 sq.m. (728 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.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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

