



3 North Thorn | Shield Row | Stanley | DH9 0LA

This three bedroom terraced house offers spacious accommodation making this a great family home with the benefit of off-street parking, ground floor bathroom, first floor shower room and scope to extend into the loft. The accommodation comprises a lobby, hallway, lounge, dining room, kitchen, bathroom/WC, first floor landing, shower room/WC and three bedrooms. Rear yard providing off-street parking. Gas central heating, full uPVC double glazing, EPC rating E (50). Freehold, Council Taxband A. Virtual tour available.

Offers Over £90,000

- Mid terraced house
- 3 bedrooms
- 2 receptions
- Ground floor bathroom, 1st floor shower/WC
- Off-street parking to the rear



Property Description

LOBBY

uPVC double glazed entrance door with matching frosted window over, tiled floor and a door leading to the hallway.

HALLWAY

Laminate flooring, double radiator, dado rail, sculpted corbels, stairs to the first floor and a door leading to the dining room.

DINING ROOM

14' 5" x 17' 1" (maximum) (4.40m x 5.21m) Wall mounted fire (incorporating a Baxi Bermuda back boiler) with wooden fire surround. Storage cupboards, uPVC double glazed window, double radiator, coving, telephone point, twin doors to the lounge and a door leading to the kitchen.

LOUNGE

12' 5" x 13' 5" (3.80m x 4.10m) Wall mounted inset living flame gas fire with marble surround. uPVC double glazed window, one double and one single radiator, moulded coving, centre

light rose and a TV aerial cable.

KITCHEN

10' 2" x 8' 10" (3.10m x 2.71m) Fitted with a range of high-gloss wall and base units finished in white with contrasting laminate worktops and tiled splash-backs. Integrated fan assisted electric oven/grill, gas hob with extractor canopy over. Sink with mixer tap, plumbed for a washing machine, space for a fridge/freezer and also for additional appliance. Double radiator, inset LED spotlights, wall extractor fan, uPVC double glazed window, matching rear exit door and a door leading to the bathroom.

BATHROOM

5' 6" x 6' 0" (1.68m x 1.85m) Fitted with a panelled bath, pedestal wash basin, wall cabinet, tiled splashbacks, loft access hatch, uPVC double glazed window and a folding door leading to a WC with additional uPVC double glazed window.

FIRST FLOOR

LANDING

uPVC double glazed window, dado rail, loft access hatch with pull-down ladder (loft partly boarded for storage) and doors to the bedrooms and shower room/WC.

SHOWER ROOM/WC

6' 8" x 2' 9" (2.04m x 0.86m) Electric shower in a glazed cubicle, wash basin with base storage, WC, PVC panelled walls and ceiling, extractor fan.

BEDROOM 1 (TO THE REAR)

13' 8" x 11' 5" (4.18m x 3.50m) Airing cupboard housing the hot water tank, uPVC double glazed window, double radiator and coving.

BEDROOM 2 (TO THE FRONT)

14' 2" x 10' 3" (4.32m x 3.13m) uPVC double glazed window, single radiator and a ceiling light fan.

BEDROOM 3 (TO THE FRONT)

11' 0" x 7' 6" (3.37m x 2.30m) uPVC double glazed window and a double radiator.

EXTERNAL

TO THE FRONT

Modest forecourt garden enclosed by brick wall and gate.

TO THE REAR

Self-contained yard with timber shed and twin gates providing off-street parking.

HEATING

Gas fired central heating via Baxi Bermuda back boiler and radiators.

GLAZING

Full uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating E (50). 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.

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

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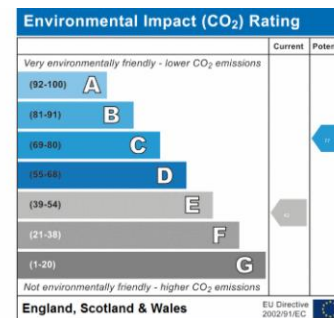
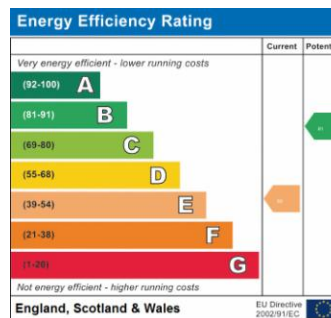
GROUND FLOOR
54.0 sq.m. (581 sq.ft.) approx.



1ST FLOOR
43.3 sq.m. (466 sq.ft.) approx.



TOTAL FLOOR AREA - 97.3 sq.m. (1047 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 is given 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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