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property professionals

31 Avon Road,
Stanley, Co. Durham, DH9 6JW

- End terraced bungalow
 - 1 bedroom
 - No upper chain
 - Panoramic views
- £35,000**
EPC Rating E (45)





Property Description

A one bedroom end-terraced bungalow with panoramic views to the front and available with no upper chain. Requiring upgrading the accommodation comprises a lobby, bedroom, lounge, kitchen and bathroom. Open plan garden to the front and a self-contained yard to the rear. Gas combi central heating, full uPVC double glazing, tenure TBC, Council Tax band A, EPC rating e (45). Virtual tour available on our YouTube channel.

LOBBY

2' 7" x 3' 1" (0.80m x 0.94m) uPVC double glazed entrance door, doors lead to the bedroom and lounge.

BEDROOM

12' 0" x 8' 11" (3.68m x 2.74m) uPVC double glazed window with panoramic views, single radiator and coving.



LOUNGE

12' 1" x 11' 10" (3.70m x 3.63m) Wall mounted gas fire, cupboard housing the gas combi central heating boiler, uPVC double glazed window with panoramic views, single radiator, coving and a door leading to the kitchen.



KITCHEN

5' 11" x 13' 8" (1.81m x 4.17m) Fitted with a range of wall and base units with laminate worktops and tiled splash-backs. Space for a slot in gas cooker, plumbed for a washing machine, pantry with shelving, uPVC double glazed windows and matching rear exit door, coving, single radiator and sliding door to the bathroom.

BATHROOM

5' 11" x 4' 11" (1.81m x 1.50m) A white suite featuring a panelled bath, pedestal wash basin, WC, tiled splash-backs, uPVC double glazed window and coving.



EXTERNAL

TO THE FRONT

Pedestrianised with open plan lawn garden.

TO THE REAR

Self-contained yard.



HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

Full uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating E (45). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

TENURE

Freehold

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.

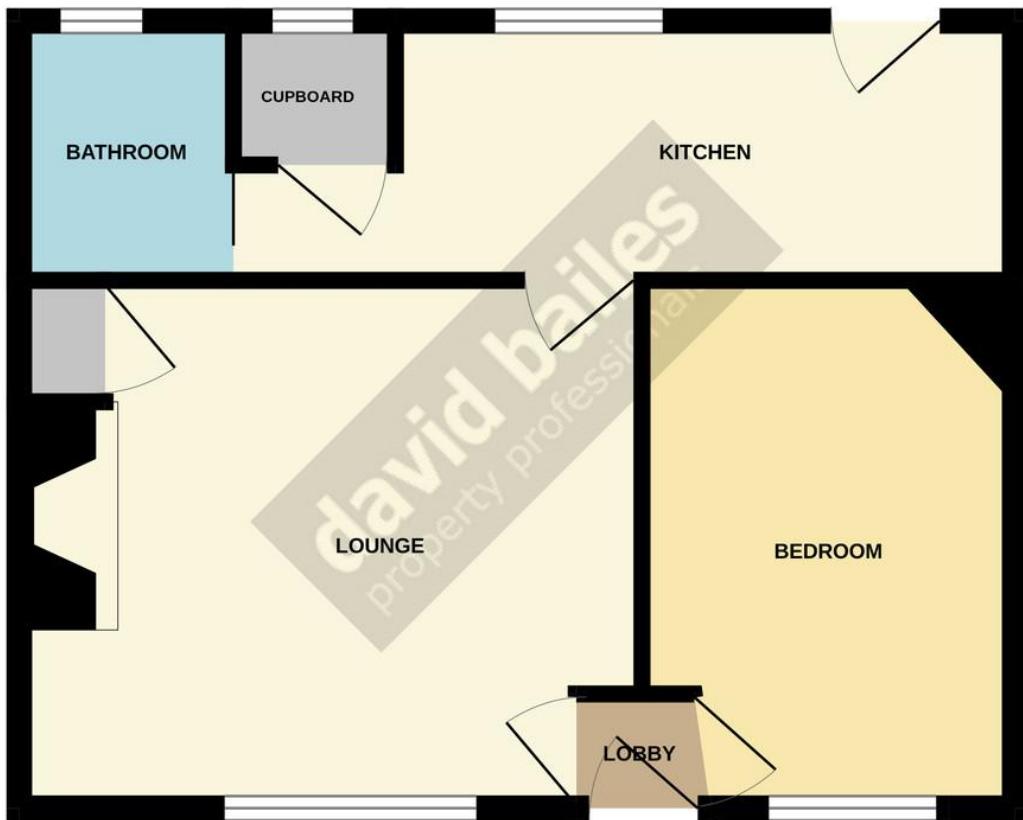
NEED A MORTGAGE ?

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

All services/appliances have not and will not be tested. 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.

GROUND FLOOR
37.3 sq.m. (401 sq.ft.) approx.



TOTAL FLOOR AREA : 37.3 sq.m. (401 sq.ft.) approx.

Whilst every attempt has been made to insure 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 guidance 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

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		↗
(81-91) B		↗
(69-80) C		↗
(55-68) D		↗
(39-54) E	↗	
(21-38) F	↗	
(1-20) G	↗	
<i>Not energy efficient - higher running costs</i>		
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 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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