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property professionals

Edward Street,
Craghead, Stanley, DH9 6EG

- Terraced house
- 2 bedrooms
- No upper chain
- Garden and yard

£45,000

EPC Rating C (74)





Property Description

A two bedroom terraced house with garden and yard and external insulation available with no upper chain and requires upgrading. The accommodation comprises a lobby, lounge, kitchen, first floor landing, two bedrooms and a shower room/WC. uPVC double glazing, gas combi central heating, freehold, Council Tax band A, EPC rating C (74).

LOBBY

3' 0" x 5' 3" (0.92m x 1.62m) uPVC double glazed entrance door, door leads to the lounge.

LOUNGE

15' 10" x 17' 10" (4.84m x 5.45m) Gas fire, uPVC double glazed window, double radiator, TV aerial point, telephone point, door leading to the stairs and a doorway to the kitchen.



KITCHEN

4' 5" x 13' 10" (1.36m x 4.24m) Wall and base unit, worktop, gas point for cooker, plumbed for a washing machine, wall mounted gas combi central heating boiler, double radiator, stainless steel sink, uPVC double glazed window and matching rear exit door.

FIRST FLOOR

LANDING

uPVC double glazed window and doors leading to the bedrooms and shower room/WC.

BEDROOM 1 (TO THE FRONT)

16' 3" x 9' 11" (4.97m x 3.03m) Fire surround, gas fire, double radiator and a uPVC double glazed window.

BEDROOM 2 (TO THE FRONT)

15' 11" x 7' 6" (4.87m x 2.31m) Double radiator and a uPVC double glazed window.

SHOWER ROOM/WC

4' 11" x 7' 5" (1.50m x 2.27m) A wet room featuring a thermostatic shower, curtain and rail, wash basin, WC, tiled splash-backs, uPVC double glazed window, double radiator, wall extractor fan and a loft access hatch.

EXTERNAL

TO THE FRONT

Lawn garden and patio.

TO THE REAR

Self-contained yard with brick tool shed.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

Full uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating C (74). 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.

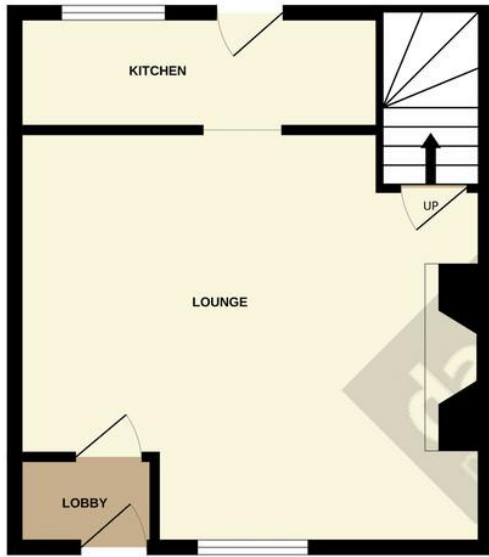


AGENTS NOTE

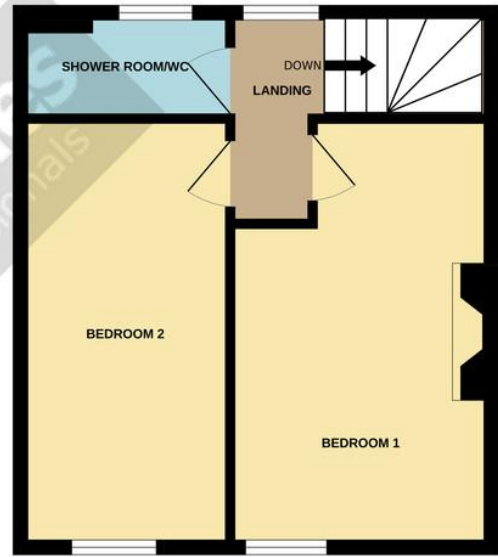
Whilst we endeavour to make our particulars accurate and reliable, they should not be relied on as a statement or representations of fact, and do not constitute any part of an offer or contract. The owner does not make or give, nor do we or our employees have authority to make or give any representation 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.



GROUND FLOOR
32.5 sq.m. (349 sq.ft.) approx.



1ST FLOOR
33.1 sq.m. (356 sq.ft.) approx.



TOTAL FLOOR AREA : 65.6 sq.m. (706 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			88
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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 and 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

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Sat – 9am – 3pm

