



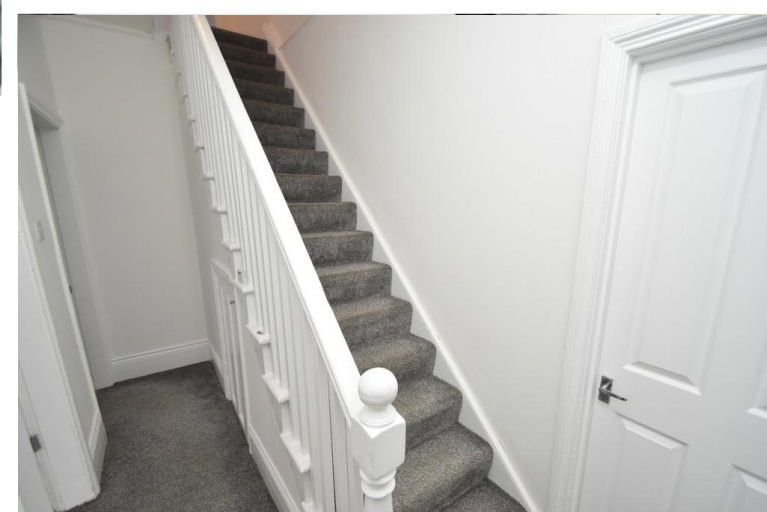
david bailes
property professionals

**Royal Road,
Stanley, Co. Durham, DH9 8AL**

- Recently decorated 3 bed detached house
- Within walking distance of the town centre
- Two reception rooms
- No upper chain

Offers Over £90,000
EPC Rating E (47)





Property Description

Available with no upper chain and within walking distance of the town centre, this three-bedroom detached property has been recently decorated. It comprises a lobby, hallway, WC, two reception rooms, and a kitchen on the ground floor. The first floor features a landing, three bedrooms, and a bathroom/WC. Additional amenities include off-street parking, gas combi central heating, full uPVC double glazing, and freehold tenure. The property falls under Council Tax band B and has an EPC rating of E (47). Virtual tour available.

LOBBY

2' 9" x 5' 4" (0.85m x 1.65m) uPVC double glazed entrance door, glazed door to hallway.

HALLWAY

Stairs with turned newel post and spindles with storage cupboard beneath. Single radiator, coving and doors leading to the lounge, dining room and WC.



WC

4' 9" x 2' 7" (1.45m x 0.80m) WC, wash basin, tiled splash-back, vaulted ceiling, uPVC double glazed window and a tiled floor.

LOUNGE

11' 7" x 12' 9" (3.55m x 3.91m) Large bay with uPVC double glazed windows, single radiator, coving, picture rail and telephone point.

DINING ROOM

13' 7" x 13' 0" (4.15m x 3.97m) Currently being used as a fourth bedroom, this is a large room with uPVC double glazed window, storage cupboard, single radiator and a door leading to the kitchen.



KITCHEN

7' 4" x 19' 10" (2.25m x 6.05m) A white kitchen fitted with a range of wall and base units with contrasting laminate worktops and tiled splash-backs. Slot-in cooker space, stainless steel sink, plumbed for a washing machine, tiled floor, uPVC double glazed window, matching exit door and a double radiator.

FIRST FLOOR

LANDING

uPVC double glazed window, loft access hatch and doors leading to the bedrooms and bathroom.



BEDROOM 1 (TO THE REAR)

13' 6" x 12' 8" (4.12m x 3.88m) uPVC double glazed window, storage cupboard, single radiator and coving.

BEDROOM 2 (TO THE FRONT)

12' 5" x 11' 7" (3.81m x 3.55m) uPVC double glazed window and a single radiator.

BEDROOM 3 (TO THE FRONT)

8' 6" x 6' 10" (2.61m x 2.10m) uPVC double glazed window, single radiator and coving.

BATHROOM

4' 11" x 7' 7" (1.52m x 2.32m) A white suite with a panelled bath and electric shower over, glazed screen and tiled splash-backs. WC, pedestal wash basin, uPVC double glazed window, single radiator and loft hatch.



EXTERNAL

Self-contained yard to the side providing off-street parking.

HEATING

Gas fired central heating via combination boiler and radiators.



GLAZING

Gas fired central heating via combination boiler and radiators.

ENERGY EFFICIENCY

EPC rating E (47). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

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
53.4 sq.m. (575 sq.ft.) approx.

1ST FLOOR
43.4 sq.m. (467 sq.ft.) approx.



TOTAL FLOOR AREA : 96.8 sq.m. (1042 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			
(69-80) C			78
(55-68) D			
(39-54) E	47		
(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 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

Anthony House
Anthony Street
Stanley
County Durham
DH9 8AF

www.davidbailes.co.uk
info@davidbailes.co.uk
01207231111

Mon – Fri 9am – 5.30pm
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