

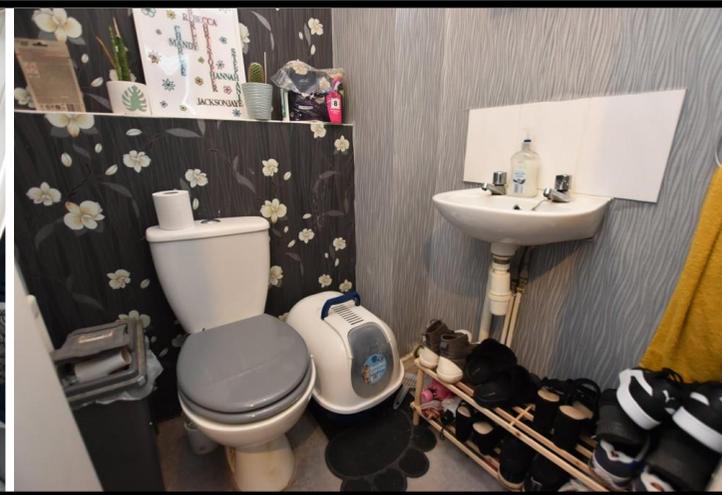


Bracken Close | Stanley | Co. Durham | DH9 7RR

A three bedroom mid link house which is within walking distance of the town centre and is available with no upper chain. The accommodation has a split-level design and comprises of an entrance porch, lounge, lower hallway, WC and kitchen/diner. On the upper floors there is a half landing with a bedroom and bathroom, on the upper floor there is a landing and two further bedrooms. Gardens to front and rear and ample public parking to the rear. Gas combi central heating, full uPVC double glazing, EPC rating C (71), freehold and Council Tax band A.

£77,500

- Mid-link house
- 3 bedrooms
- No upper chain
- Gardens to front and rear
- Close to the town centre



Property Description

PORCH

5' 7" x 4' 11" (1.72m x 1.50m) uPVC double glazed entrance door with matching side window. Dado rail and glazed door to the lounge.

LOUNGE

10' 9" x 15' 8" (3.28m x 4.80m) Half bow uPVC double glazed window, double radiator and stairs lead down to the kitchen./diner and up to the bedrooms and bathroom.

LOWER GROUND FLOOR

PASSAGEWAY

Storage cupboard and doors leading to the rear hallway and kitchen/diner.

KITCHEN/DINER

15' 1" x 9' 1" (maximum) (4.60m x 2.77m) The dining area has space for a table. Kitchen is fitted with a range of wall and

base storage cupboards with contrasting laminate worktops and tiled splash-backs. Integrated electric oven/grill, four ring electric hob with concealed extractor fan over. Plumbed for a washing machine, space for a free standing fridge/freezer, stainless steel sink, uPVC double glazed window, dado rail and a single radiator.

REAR HALLWAY

7' 8" x 2' 11" (2.35m x 0.90m) Storage cupboard, dado rail, door leading to the cloakroom/WC and a uPVC double glazed rear exit door to the garden.

CLOAKROOM/WC

4' 5" x 4' 9" (1.35m x 1.46m) WC, wash basin with tiled splash-back, uPVC double glazed window and a single radiator.

FIRST FLOOR

HALF LANDING

Storage cupboard, doors to bedroom one and to the bathroom.

Stairs to the upper first floor.

BATHROOM

7' 4" (maximum) x 6' 2" (maximum) (2.25m x 1.90m) A white suite featuring a panelled bath with thermostatic shower over, curtain and rail. Part-tiled walls, pedestal wash basin, WC, uPVC double glazed window and radiator.

BEDROOM 1 (TO THE REAR)

15' 1" x 9' 2" (4.60m x 2.80m) Built-in storage cupboard, uPVC double glazed window and a single radiator.

UPPER FIRST FLOOR

LANDING

Loft access hatch and doors leading to bedrooms two and three.

BEDROOM 2 (TO THE FRONT)

8' 7" (maximum) x 10' 4" (2.63m x 3.17m) Built-in storage

cupboards with one housing the gas combi central heating boiler. uPVC double glazed window and a single radiator.

BEDROOM 3 (TO THE FRONT)

7' 2" x 5' 0" (2.20m x 1.53m) uPVC double glazed window and a single radiator.

EXTERNAL

TO THE FRONT

Lawn garden enclosed by timber fence and gate.

TO THE REAR

Lawn garden enclosed by timber fence and gate.

PARKING

There is ample public parking spaces to the rear and side.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

Full uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating C (71). 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
39.8 sq.m. (428 sq.ft.) approx.



1ST FLOOR
37.4 sq.m. (403 sq.ft.) approx.



TOTAL FLOOR AREA: 77.2 sq.m. (831 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
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		88
(69-80) C	71	
(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 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

