



South Leigh | Tanfield Lea | Stanley | DH9 9PB

This is a very well presented two bedroom mid-link house which has an attached garage, patio garden, yard and solar panels. The home has a contemporary feel and briefly comprises an entrance lobby/hallway, lounge, kitchen/diner, rear lobby, attached garage, first floor landing, two double bedrooms and a bathroom. Gas combi central heating, Council Tax band A, freehold, EPC rating C (80). Virtual tour available.

Offers Over £105,000

- Mid-link house
- 2 double bedrooms
- Garage
- Solar panels
- Very well presented



Property Description

HALLWAY

7' 5" x 6' 0" (2.27m x 1.84m) uPVC double glazed entrance door with matching window. Inset LED spotlight, stairs to the first floor, single radiator and a door leading to the lounge.

LOUNGE

12' 10" x 13' 6" (3.93m x 4.14m) Inset wall mounted living flame gas fire, uPVC double glazed window, double radiator and a door leading to the kitchen/diner.

KITCHEN/DINER

10' 4" x 16' 11" (3.17m x 5.18m) Fitted with a good range of wall and base units with concealed LED lighting onto contrasting laminate worktops and tiled splash-backs. Integrated fan assisted electric oven/grill, inset five ring gas hob with extractor canopy over. Plumbed for a washing machine and also for a dishwasher, ceramic sink with vegetable drainer and mixer tap. Space for a dining table, under-stair storage cupboard, double radiator, LED spotlights,

uPVC double glazed window and a door leading to the rear lobby.

REAR LOBBY

3' 11" x 7' 3" (1.20m x 2.22m) Laminate tiled floor, space for a fridge/freezer, inset LED spotlight, door to the attached garage and a uPVC double glazed rear exit door.

ATTACHED GARAGE

18' 2" x 8' 3" (5.55m x 2.54m) A brick-built single garage with up and over door, power points, lighting and a wall mounted gas combi central heating boiler.

FIRST FLOOR

LANDING

Airing cupboard, loft access hatch, inset LED spotlights and doors leading to the bedrooms and bathroom.

BEDROOM 1 (TO THE FRONT)

12' 9" (maximum) x 16' 11" (maximum) (3.90m x 5.18m) Over-stair storage cupboard, uPVC double glazed window, laminate flooring and a double radiator.

BEDROOM 2 (TO THE REAR)

10' 4" x 9' 0" (3.17m x 2.76m) Laminate flooring, uPVC double glazed window and a single radiator.

BATHROOM

5' 5" x 7' 11" (1.67m x 2.42m) A white suite featuring a P-shaped panelled bath with thermostatic shower over, curved glazed screen, pedestal wash basin, WC, fully tiled walls and floor in Travertine effect, chrome towel radiator, PVC panelled ceiling with inset LED spotlights and a uPVC double glazed window.

EXTERNAL

TO THE FRONT

Paved patio garden enclosed by timber fence.

TO THE REAR

Self-contained yard with cold water supply tap, enclosed by brick walls and timber fence.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

The property is fitted with a 2.76kw array of solar panels on the roof. Please note that these panels are leased to the owner of the property on a 25 year contract which will be transferred to the new owners. The owner benefits from cheaper electricity,

but the installer receives the feed-in-tariff. EPC rating C (80). 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. To arrange a viewing please contact the office. Please do not attend if you have recently shown symptoms of the Covid-19 virus. We may need to restrict the number of people within the property at one time and limit time of the viewing to 15

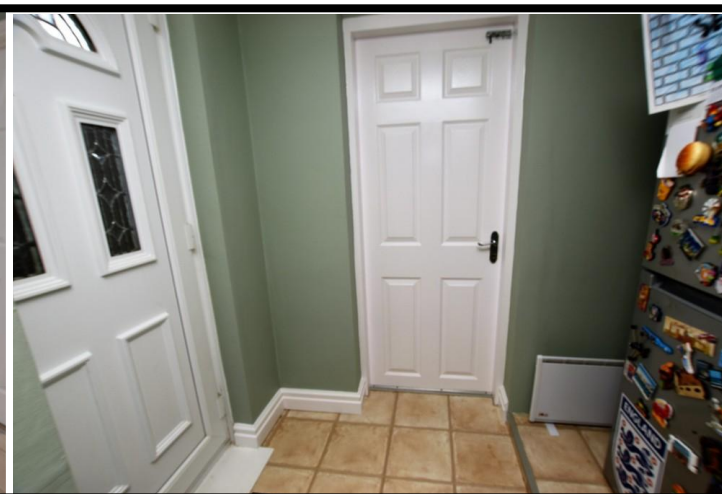
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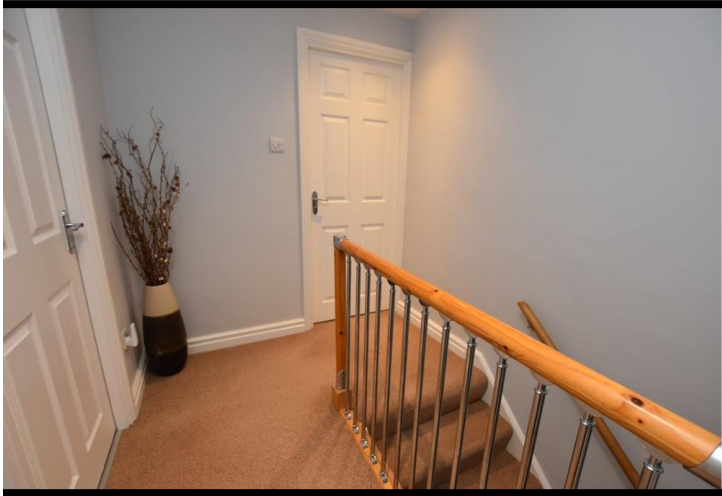
MAKING AN OFFER

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

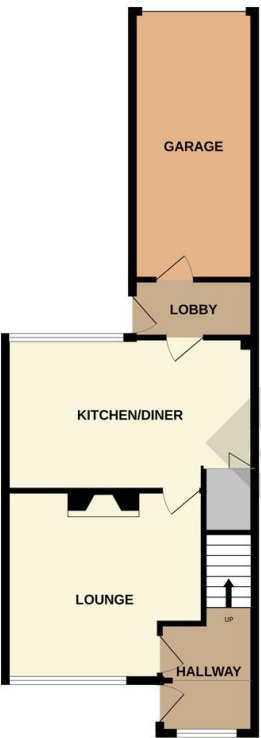
Strictly by appointment

Contact Details

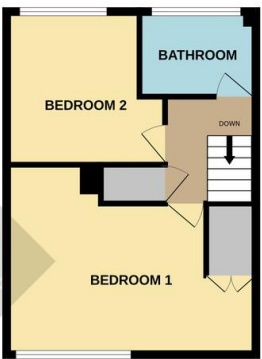
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GROUND FLOOR
55.3 sq.m. (595 sq.ft.) approx.

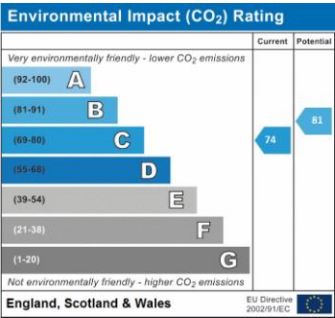
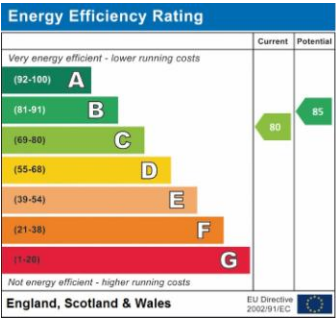


1ST FLOOR
36.5 sq.m. (393 sq.ft.) approx.



TOTAL FLOOR AREA : 91.8 sq.m. (988 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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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

