

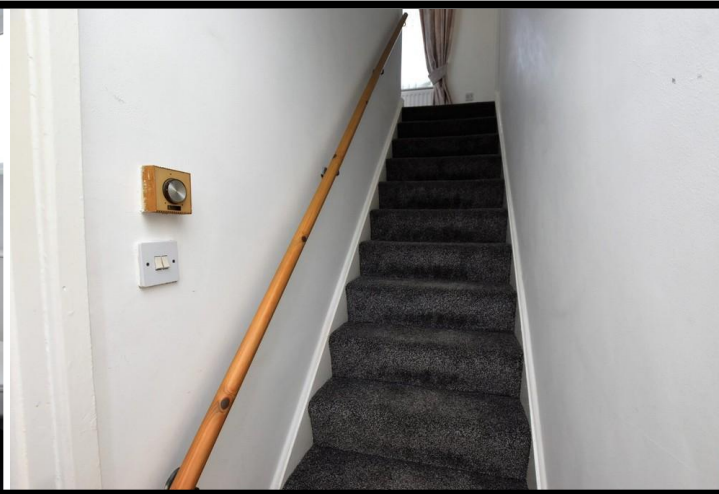


Newburn Road | Shield Row | Stanley | DH9 0HJ

A very well presented two bedroom terraced house which has a garden and yard. Highlights include a modern kitchen and bathroom. The accommodation comprises a hallway, lounge, kitchen/diner, rear porch. To the first floor there is a landing, two bedrooms and a bathroom. Gas combi central heating, full uPVC double glazing, Council Tax band A, freehold, EPC rating D (65). Virtual tour available.

£90,000

- Mid terraced house
- 2 bedrooms
- Contemporary kitchen and bathroom
- Newly decorated and carpets
- Garden and yard



Property Description

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HALLWAY

uPVC double glazed entrance door, laminate vinyl floor tiles, stairs to the first floor and doors leading to the lounge and kitchen/diner.

LOUNGE

15' 2" x 10' 8" (4.63m x 3.27m) Dual aspect with uPVC double glazed windows to the front and rear. Feature electric fire, two single radiators, storage cupboard housing the gas combi central heating boiler, dado rail and coving.

KITCHEN/DINER

16' 8" x 9' 3" (5.10m x 2.82m) Installed in 2022 and fitted with a range of wall and base units finished in matt grey with contrasting laminate worktops and PVC splash-backs. Integrated fan assisted electric oven/grill, gas hob, glazed splash-back and extractor canopy over. Sink with mixer tap, plumbed for a washing machine, laminate vinyl floor tiles, uPVC double glazed windows and mixer tap, two single radiators and a door leading to the rear porch.

REAR PORCH

Laminate vinyl floor tiles and a uPVC double glazed rear exit door.

FIRST FLOOR

LANDING

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

BEDROOM 1 (DUAL ASPECT)

15' 2" x 10' 6" (4.63m x 3.22m) uPVC double glazed windows and two single radiators.

BEDROOM 2 (TO THE FRONT)

11' 8" x 9' 2" (3.58m x 2.80m) Storage cupboard, uPVC double glazed window and a single radiator.

BATHROOM

8' 2" x 4' 9" (2.50m x 1.45m) Installed in 2022 this white suite features a panelled bath with glazed screen and thermostatic shower over, PVC panelled walls, wash basin with base storage, WC, uPVC double glazed window, double radiator and laminate vinyl floor tiles.

EXTERNAL

TO THE FRONT

Lawn garden enclosed by brick wall, timber fence and gate.

TO THE REAR

Self-contained yard.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (65). 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. 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 minutes.

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.

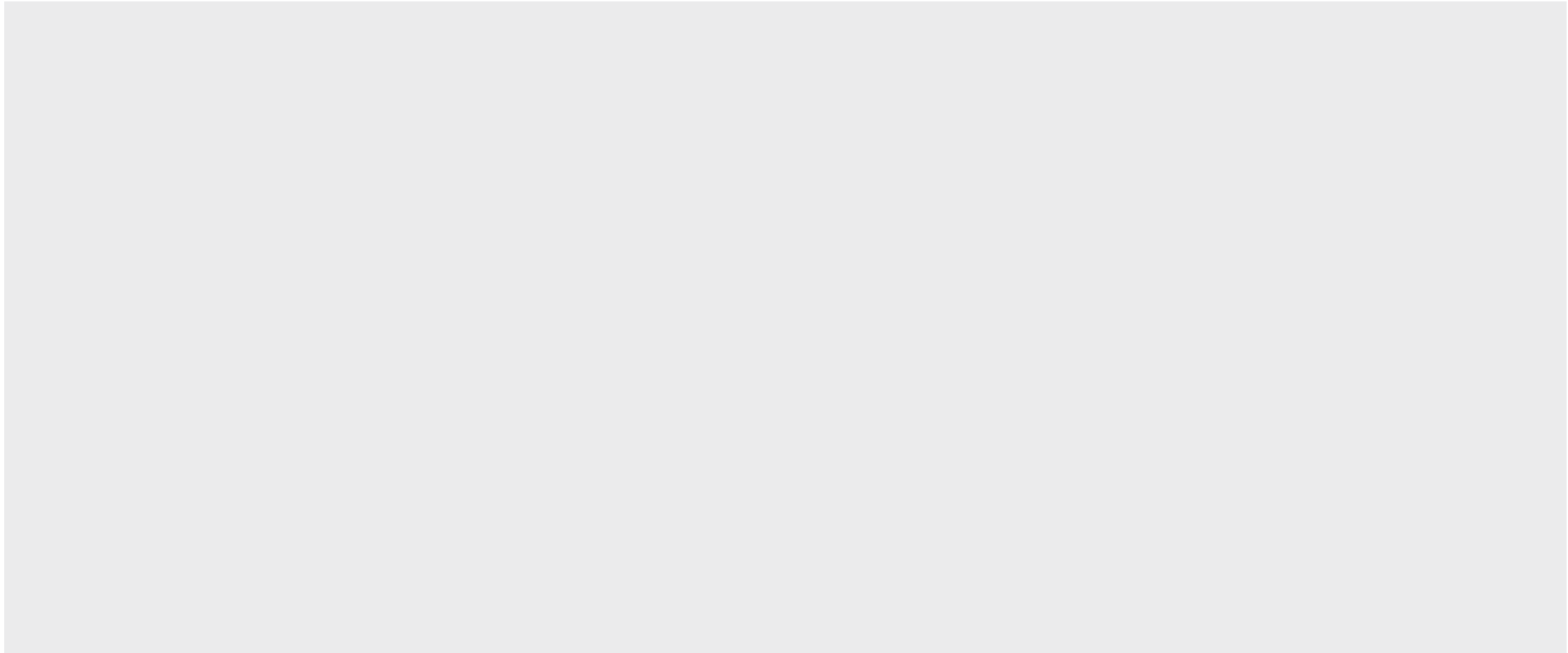
NEED A MORTGAGE?

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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County Durham

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01207231111

GROUND FLOOR
34.7 sq.m. (373 sq.ft.) approx.



1ST FLOOR
35.3 sq.m. (380 sq.ft.) approx.



TOTAL FLOOR AREA : 69.9 sq.m. (753 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			85
(69-80) C			
(55-68) D		65	
(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 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.

