



## East Parade | Stanley | Co. Durham | DH9 0PS

RARE TO THE MARKET An interesting detached three bedroom bungalow with garage, small garden, yard and the benefit of no upper chain. The accommodation will require some updating and comprises a lobby, hallway, lounge, dining room, kitchen, three double bedrooms, bathroom and separate shower. Gas combi central heating, uPVC double glazing, freehold, Council Tax band C. Virtual tour available.

£175,000

- Detached bungalow
- 3 bedrooms
- 2 reception rooms
- No chain
- Garage



## Property Description

### LOBBY

5' 10" x 4' 8" (1.80m x 1.44m) Composite double glazed entrance door, dado rail, tiled floor, picture rail, moulded corning and a door leading to the hallway.

### HALLWAY

Large storage cupboard, single radiator, picture rail, telephone point and doors leading to the principle rooms, bedrooms, bathroom and WC.

### LOUNGE

15' 1" x 11' 10" (4.60m x 3.61m) Marble fire surround, inlay and hearth, inset electric fire, uPVC double glazed window, double radiator, picture rail and moulded corning.

### DINING ROOM

16' 6" x 10' 0" (maximum) (5.05m x 3.05m) Marble fire surround, inlay and hearth, inset electric fire, large walk-in storage cupboard (1.52m x 2.32m) with single glazed window

and shelving. Additional cupboard houses the gas combi central heating boiler, uPVC double glazed window, double radiator, TV aerial cable and a door leading to the kitchen.

### KITCHEN

10' 9" x 6' 4" (3.30m x 1.94m) Fitted with a range of high gloss wall and base units with contrasting laminate worktops and tiled splash-backs. Integrated fan assisted electric oven/grill, halogen hob with extractor canopy over, stainless steel sink with vegetable drainer and mixer tap, integrated fridge, freezer and washing machine. Tile floor, inset spotlights, uPVC double glazed window and matching rear exit door.

### BEDROOM 1 (TO THE SIDE)

11' 10" x 13' 5" (3.63m x 4.11m) uPVC double glazed window, single radiator and picture rail.

### BEDROOM 2 (TO THE FRONT)

10' 11" x 13' 5" (3.34m x 4.11m) uPVC double glazed window, single radiator and picture rail.

### BEDROOM 3 (TO THE REAR)

13' 1" x 9' 6" (4.00m x 2.91m) uPVC double glazed window, double radiator and picture rail.

### BATHROOM

8' 6" x 7' 1" (2.60m x 2.17m) A modern white suite comprising a panelled bath, separate cubicle with thermostatic shower and glazed door, pedestal wash basin, WC, chrome towel radiator, tiled walls, uPVC double glazed window, loft access hatch, extractor fan and inset spotlights.

### WC

5' 1" x 3' 0" (1.56m x 0.93m) WC, part tiled walls and a uPVC double glazed window.

### EXTERNAL

#### TO THE FRONT

Path, lawn with borders enclosed by mature hedging.

#### TO THE REAR

A self-contained yard with attached brick-built tool shed, external light, cold water supply tap, side exit gate and access to the detached garage via an up and over door.

#### GARAGE

A detached single garage with twin up and over doors providing access to both the garage and then to the rear yard. There is a glazed side window and lighting.

#### SECURITY

Infra-red alarm system installed.

#### HEATING

Gas fired central heating via combination boiler and radiators.

#### GLAZING

uPVC double glazing installed (except the small window in the dining room storage cupboard).

#### ENERGY EFFICIENCY

EPC rating D (59). 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 C.

#### 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. **Please note that the sale of the property is subject to probate being granted, this process began at the beginning of April 2023.**



## Tenure

Freehold

## Council Tax Band

C

## Viewing Arrangements

Strictly by appointment

## Contact Details

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FLOOR PLAN  
119.6 sq.m. (1287 sq.ft.) approx.



TOTAL FLOOR AREA: 119.6 sq.m. (1287 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 misstatements. 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			76
(55-68) <b>D</b>		58	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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



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