



Bede Close | East Stanley | Co. Durham | DH9 0TZ

A recently refurbished and well presented two bedroom terraced house located in East Stanley and is available with no upper chain. The property has lots of natural light and briefly comprises a hallway, fitted kitchen, lounge/diner, first floor landing, two double bedrooms and a bathroom. Open lawn to the front and a self-contained yard to the rear with detached brick tool shed. Gas combi central heating, full uPVC double glazing, freehold, Council Tax band A. EPC rating C (77). Virtual tour available.

£95,000

- Mid terraced house
- 2 double bedrooms
- No upper chain
- Recently refurbished
- Contemporary kitchen and bathroom



Property Description

HALLWAY

uPVC double glazed entrance door with matching side window, stairs to the first floor with storage cupboard beneath, single radiator, telephone point and a door leading to the kitchen.

KITCHEN

10' 8" x 8' 1" (maximum) (3.27m x 2.48m) A contemporary fitted kitchen finished in high gloss grey with contrasting laminate worktops and tiled splash-backs. Integrated fan assisted electric double oven, induction hob with black glass splash-back and extractor canopy over. Sink with mixer tap, included within the sale are a newly installed washing machine and also a free standing fridge/freezer. Laminate floor tiled, built-in cupboard, uPVC double glazed window and matching rear exit door and a door leading to the lounge/diner.

LOUNGE/DINER (DUAL ASPECT)

19' 10" x 10' 7" (maximum) (6.06m x 3.25m) Feature fire surround with marble inlay and hearth, inset electric fire with remote control, two uPVC double glazed windows, double radiator, TV aerial point and coving.

FIRST FLOOR

LANDING

Loft access hatch and doors leading to the bedrooms and bathroom.

BEDROOM 1 (TO THE FRONT)

9' 0" x 14' 5" (2.75m x 4.41m) Built-in storage cupboard which also houses the gas combi central heating boiler. uPVC double glazed window, single radiator and coving.

BEDROOM 2 (TO THE REAR)

10' 9" x 10' 9" (3.30m x 3.30m) uPVC double glazed window and a single radiator.

BATHROOM

5' 9" x 6' 7" (1.77m x 2.03m) A white suite featuring a panelled bath with thermostatic shower over. Wash basin with base storage WC. chrome towel radiator, fully tiled walls, PVC panelled ceiling, uPVC double glazed window and laminate floor tiles.

EXTERNAL

TO THE FRONT

Open lawn overlooking a green area.

TO THE REAR

Self-contained yard with detached brick-built tool shed. Public parking to the rear.

HEATING

Gas fired central heating via combination boiler and radiators. With three years left on the warranty (as of April 2023).

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating C (77). 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.

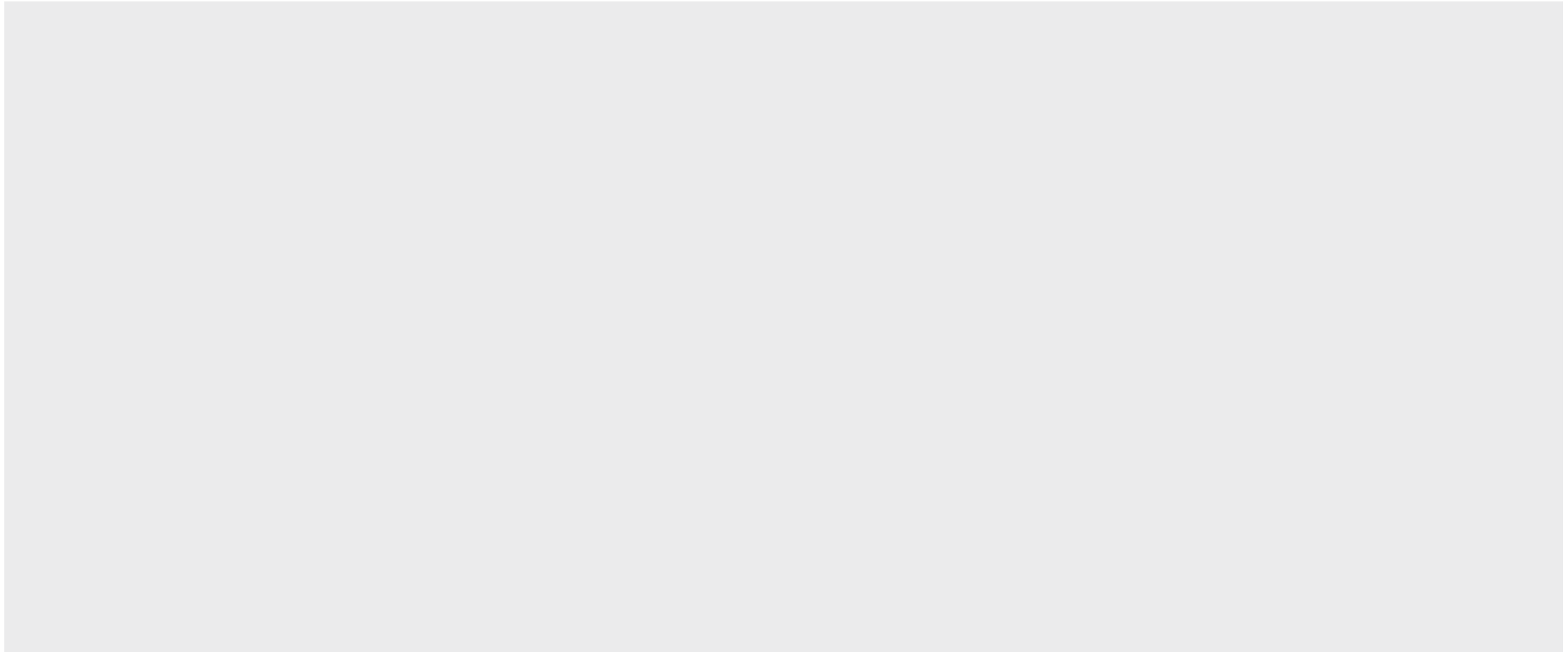
FURTHER INFORMATION

The owner has informed us that the roof has been overhauled and any necessary remedial work has been carried out. The property has also had a partial re-wire in 2023 including a new consumer unit.

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

Anthony House

Anthony Street

Stanley

County Durham

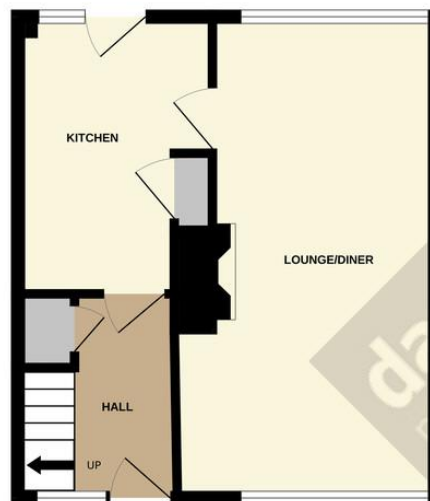
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GROUND FLOOR
31.0 sq.m. (334 sq.ft.) approx.



1ST FLOOR
31.7 sq.m. (341 sq.ft.) approx.



TOTAL FLOOR AREA : 62.7 sq.m. (675 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		90
(69-80) C	77	
(55-68) D		
(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



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