



Brooke Close | East Stanley | Co Durham | DH9 6TW

A well presented family home with lovely views towards the countryside with no upper chain. This three bedroom mid link is ideal for a family with lots of storage and large lounge/diner. Briefly comprising a hallway, lounge/diner, kitchen, large storage cupboard and a WC. All three bedrooms have built in storage and there is a family bathroom. Landscaped rear garden and parking spaces available outside. EPC rating D (66), freehold, Council Tax band A. Virtual tour available on our YouTube channel.

£90,000

- 3 Bedroom Mid Terrace
- Landscaped Rear Garden
- Recently Redecorated
- Lovely Family Home
- Kitchen With Cooking Appliance



Property Description

HALLWAY

uPVC door, single radiator, stairs to the first floor and a door to the lounge/diner.

LOUNGE/DINER

17' 11" x 12' 4" (5.48m x 3.76m) One double and one single radiator, uPVC double glazed window, TV aerial, telephone points, satellite cables and coving. Doors lead to the kitchen and rear hallway.

KITCHEN

7' 4" x 12' 4" (2.25m x 3.76m) Fitted with wall and base units, laminate worktops and tiled splash-backs, slot in electric cooker with concealed illuminated extractor unit over. Plumbed for a washing machine, integrated dishwasher, stainless steel single drainer sink with mixer tap, uPVC double glazed window, tiled floor, breakfast bar, single radiator, concealed gas combi central heating boiler.

REAR HALLWAY

Larger walk-in storage cupboard with power points and lighting. Coving, single radiator, uPVC double glazed rear exit door and a door to the WC.

WC

7' 4" x 2' 9" (2.24m x 0.84m) Pedestal wash basin, WC, uPVC double glazed window and coving.

FIRST FLOOR

Landing, storage cupboard with shelving, loft access hatch.

BEDROOM 1 (TO THE REAR)

10' 9" x 12' 4" (3.30m x 3.76m) Built-in storage cupboard with hanging rail and shelf, double radiator, coving and a uPVC double glazed window.

BEDROOM 2 (TO THE FRONT)

11' 8" x 9' 8" (3.58m x 2.95m) Built in cupboard with hanging rail and shelf, double radiator, satellite cables, telephone point

and a uPVC double glazed window with views towards the countryside.

BEDROOM 3 (TO THE FRONT)

6' 8" (maximum) x 8' 9" (maximum) (2.04m x 2.68m) Built in storage cupboard with hanging rail and shelf, double radiator, coving and a uPVC double glazed window with views towards the countryside.

BATHROOM

7' 5" x 6' 0" (2.28m x 1.84m) A white suite featuring a panelled bath with shower fitment, curtain and rail. Pedestal wash basin, tiled splash-backs, WC, uPVC double glazed window and a single radiator.

EXTERNAL

To the front there is a small open plan lawn. To the rear there is an enclosed lawn garden, cold water supply tap enclosed by timber fence.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (66). 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?

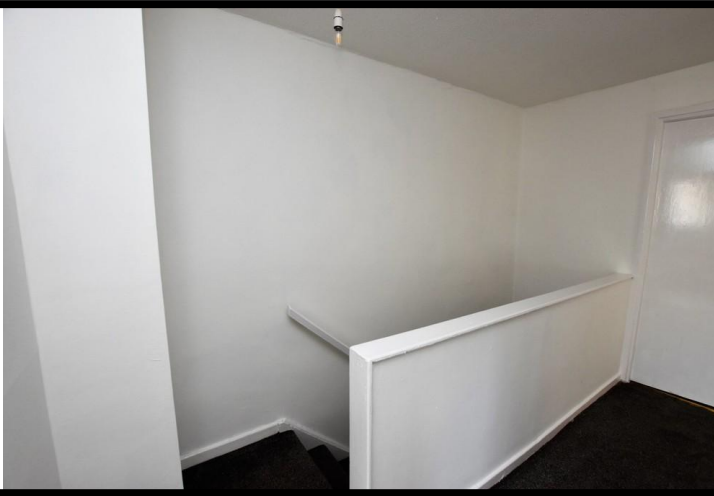
We have independent mortgage advisers within our branch, who will search the whole market to find the best suitable

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

Anthony House

Anthony Street

Stanley

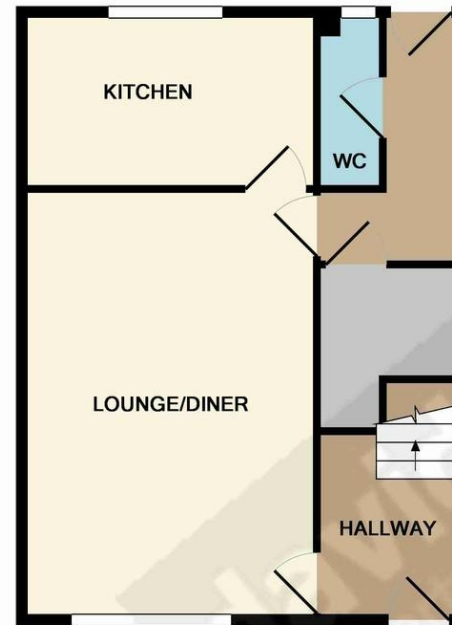
County Durham

DH9 8AF

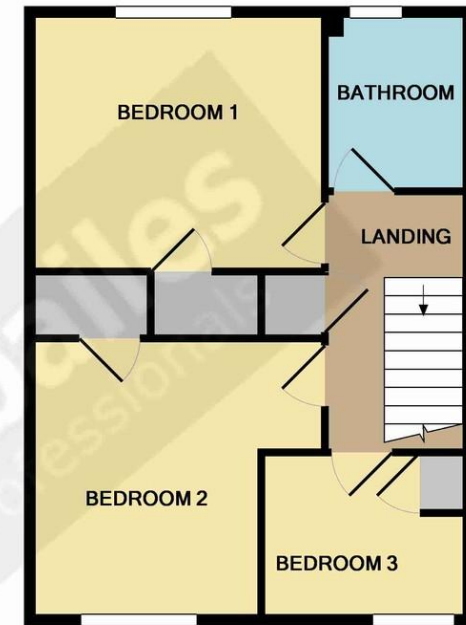
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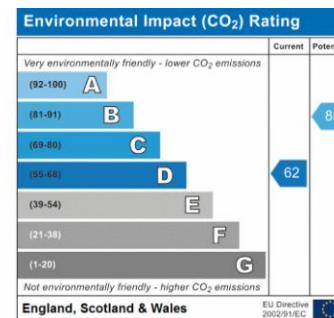
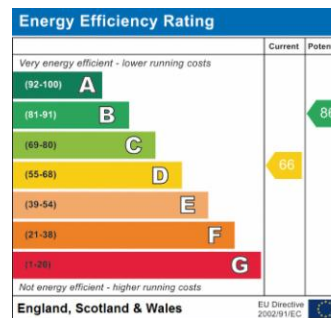
GROUND FLOOR
APPROX. FLOOR
AREA 43.1 SQ.M.
(464 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 43.1 SQ.M.
(464 SQ.FT.)

TOTAL APPROX. FLOOR AREA 86.3 SQ.M. (929 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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



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