



Browning Close | East Stanley | Co. Durham | DH9 6UE

Available with no upper chain, we are delighted to bring to the market this well presented two bedroom terraced house which is in a popular area of East Stanley with a South facing front garden, large rear yard and lots of public parking spaces to the rear. The accommodation has excellent storage and comprises a hallway, lounge/diner, kitchen/breakfast room, rear lobby and ground floor WC. To the first floor there is a landing, two double bedrooms and a bathroom. Gas combi central heating, uPVC double glazing, freehold, Council Tax band A and an EPC rating of D (67). Virtual tour available.

Offers In Region Of £89,950

- Mid terraced house
- 2 double bedrooms
- No upper chain
- Well presented
- South facing garden, rear yard



Property Description

HALLWAY

uPVC double glazed entrance door, double radiator, stairs to the first floor and a door leading to the lounge/diner.

LOUNGE/DINER

18' 3" x 12' 4" (5.57m x 3.76m) Fire surround with marble inlay and hearth, electric fire, uPVC double glazed bow window, double radiator, TV aerial point, satellite TV cables, telephone point, coving and a door leading to the kitchen/breakfast room.

KITCHEN BREAKFAST ROOM

7' 7" x 15' 8" (2.32m x 4.78m) Fitted with a range of wall and base units with contrasting laminate worktops and tiled splash-backs. Space for a slot in electric cooker, stainless steel sink, plumbed for a washing machine, under-stair storage cupboard, space for a breakfast table, single radiator, coving, uPVC double glazed window and a door leading to the rear lobby.

REAR LOBBY

5' 3" x 2' 11" (1.62m x 0.90m) uPVC double glazed exit door and a door leading to the WC.

CLOAKROOM/WC

5' 3" x 2' 11" (1.62m x 0.91m) WC, uPVC double glazed window and a single radiator.

FIRST FLOOR

LANDING

Airing cupboard housing the gas combi central heating boiler, loft access hatch and doors leading to the bedrooms and bathroom.

BEDROOM 1 (TO THE FRONT)

11' 6" x 12' 5" (3.53m x 3.80m) Large storage cupboard, additional storage cupboard, uPVC double glazed window and a telephone point.

BEDROOM 2 (TO THE REAR)

11' 7" x 9' 0" (3.54m x 2.76m) Storage cupboard, uPVC double glazed window and a single radiator.

BATHROOM

7' 6" x 6' 4" (2.30m x 1.95m) A white suite featuring a panelled bath with electric shower over, glazed screen, pedestal wash basin, WC, tiled splash-backs, uPVC double glazed window and a chrome towel radiator.

EXTERNAL

TO THE FRONT

South facing lawn garden, cold water supply tap, enclosed by timber fence and gate.

TO THE REAR

Block-paved patio self contained yard, cold water supply tap, enclosed by timber fence and gate.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (67). 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.

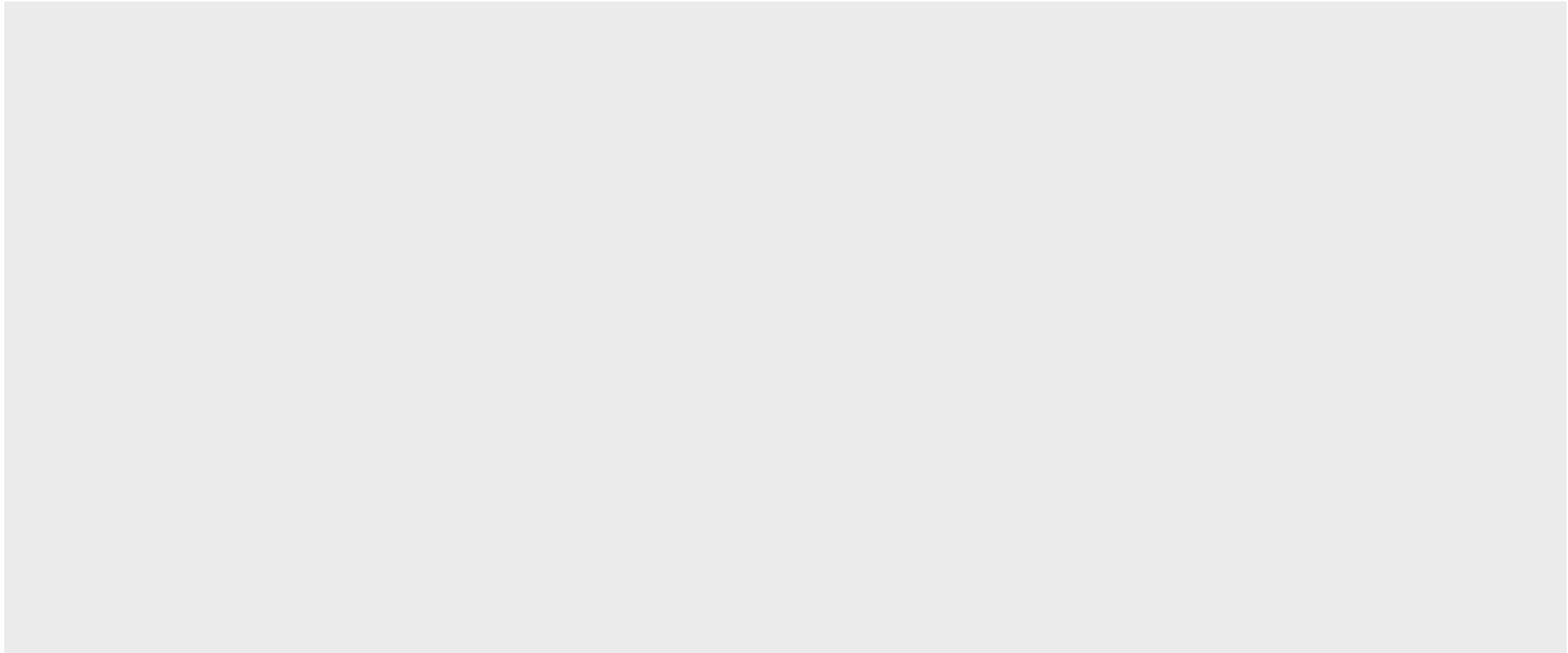
NEED A MORTGAGE?

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

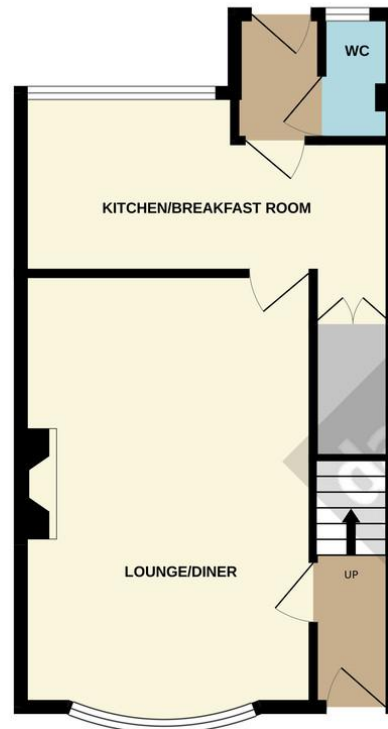
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GROUND FLOOR
39.6 sq.m. (426 sq.ft.) approx.

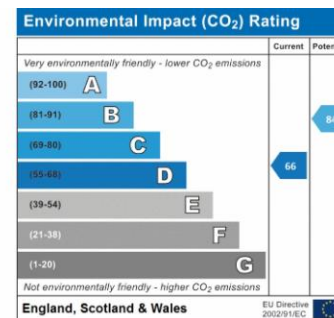
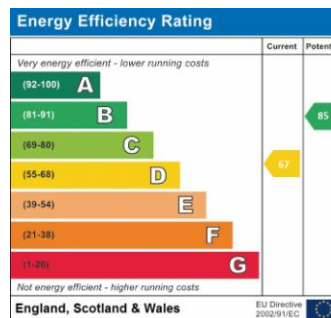


1ST FLOOR
37.5 sq.m. (403 sq.ft.) approx.



TOTAL FLOOR AREA : 77.0 sq.m. (829 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



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