



9 Derwent Terrace | Greencroft | Stanley | DH9 8NN

A stone built mid terraced three bedroom house full of character which is available with no upper chain. Overlooking the cricket ground to the rear the accommodation comprises a hallway, lounge, kitchen/diner, rear hallway, bathroom/WC, rear conservatory/utility, first floor landing, three bedrooms, WC and fully boarded loft with ladder. Modest garden to the front and yard to the rear with potential off-street parking. Gas combi central heating, uPVC double glazing, EPC rating E (52), freehold, Council Tax band A. Virtual tour available.

£80,000

- Stone built terraced house
- 3 bedrooms
- No upper chain
- Lounge plus kitchen/diner
- Ground floor bathroom and 1st floor WC



Property Description

HALLWAY

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

LOUNGE

12' 1" x 14' 0" (3.70m x 4.28m) Adam style fire surround, marble inlay and hearth, gas fire. uPVC double glazed window, laminate flooring dado rail, double radiator, TV aerial cable, coving and a glazed door to the kitchen/diner.

KITCHEN/DINER

12' 9" x 14' 9" (3.91m x 4.50m) Fitted with a range of wall and base units with contrasting laminate worktops and upturns. Stainless steel sink with mixer tap, cupboard housing the gas combi central heating boiler, double radiator, dado rail, laminate flooring, telephone point, window and door to conservatory/utility, additional door to the inner lobby.

INNER LOBBY

3' 1" x 2' 5" (0.96m x 0.75m) Under-stair storage cupboard, laminate flooring and a door leading to the bathroom.

BATHROOM

5' 9" x 7' 7" (1.77m x 2.33m) A white suite with PVC panelled walls and ceiling featuring a panelled bath with electric shower over, folding screen. Wash basin with base storage, WC, additional storage cupboard, uPVC double glazed window, double radiator and a tiled floor.

CONSERVATORY/UTILITY

5' 8" x 8' 10" (1.74m x 2.70m) Tiled floor, plumbed for a washing machine, wall light, uPVC double glazed window and matching rear exit door.

FIRST FLOOR

LANDING

uPVC double glazed window, loft access hatch with pull-down

ladder (loft fully boarded with Velux double glazed window, lighting and power points. Doors lead to the bedrooms and WC.

BEDROOM 1 (TO THE REAR)

12' 10" x 11' 2" (3.93m x 3.42m) Fitted wardrobes, uPVC double glazed window and a single radiator.

BEDROOM 2 (TO THE FRONT)

11' 11" x 10' 2" (3.65m x 3.12m) Fitted wardrobes, uPVC double glazed window and a single radiator.

BEDROOM 3 (TO THE FRONT)

8' 11" x 7' 1" (2.74m x 2.18m) uPVC double glazed window, dado rail and a single radiator.

WC

4' 5" x 2' 11" (1.36m x 0.90m) Macerating WC, wash basin with tiled splash-back, electric wall heater and an extractor fan.

EXTERNAL

TO THE FRONT

Low maintenance forecourt garden enclosed by brick wall and gate.

TO THE REAR

Yard with large timber shed, cold water supply tap, security light and twin gates providing potential for off-street parking (dropped curb would need to be installed).

HEATING

Gas fired central heating via combination boiler and radiators. Please note that the boiler has been condemned as the engineer could not gain access to sign off the condition of the flue.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating E (52). 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

www.davidbailes.co.uk

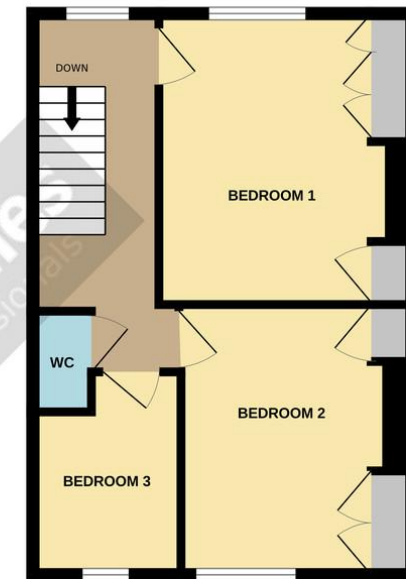
info@davidbailes.co.uk

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GROUND FLOOR
47.3 sq.m. (510 sq.ft.) approx.

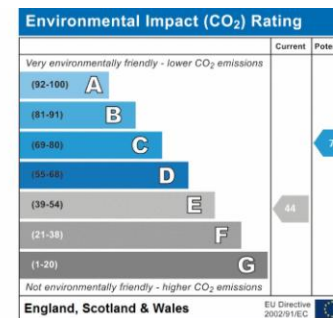
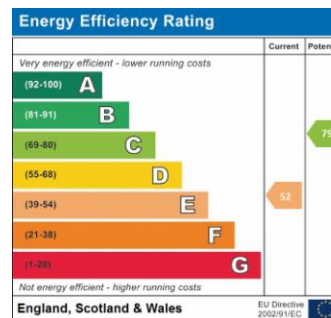


1ST FLOOR
37.9 sq.m. (408 sq.ft.) approx.



TOTAL FLOOR AREA: 85.2 sq.m. (917 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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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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