



## Third Street | Quaking Houses | Stanley | DH9 7HE

This extended three bedroom terraced house has generous proportions ideal for a family and has the added benefit of a garden. The accommodation briefly comprises a hallway, sitting room, lounge/diner, kitchen and rear porch. To the first floor there is a landing, three bedrooms and a bathroom. Garden and yard. Gas combi central heating, uPVC double glazing, Council Tax band A, freehold, EPC rating C (73). Virtual tour available.

£65,000

- Extended, spacious mid terraced house
- 3 bedrooms
- Two receptions
- Garden and yard
- Large kitchen





## Property Description

### HALLWAY

13' 3" x 6' 7" (4.04m x 2.02m) uPVC double glazed entrance door to the hallway. Tiled floor, stairs to the first floor, double radiator, coving and doors leading to the sitting room and lounge/diner.

### SITTING ROOM

13' 3" x 11' 1" (4.04m x 3.40m) uPVC double glazed window and double radiator.

### LOUNGE/DINER

14' 6" x 18' 2" (4.42m x 5.54m) Feature dark wood fire surround, marble inlay and hearth, storage cupboard, uPVC double glazed window, double radiator, dado rail, coving, telephone point and a door leading to the kitchen.

### KITCHEN

17' 2" x 8' 1" (5.24m x 2.48m) A spacious kitchen fitted with a range of wall and base units with contrasting laminate

worktops and glass splash-backs. Integrated fan assisted electric oven/grill, four ring halogen hob, stainless steel sink with mixer tap, plumbed for a washing machine and also for a slimline dishwasher. Space for a free-standing fridge/freezer, laminate flooring, two uPVC double glazed windows and a vaulted ceiling featuring twin Velux double glazed windows and inset spotlights. Double radiator and a uPVC double glazed door leading to the rear porch.

### REAR PORCH

8' 10" x 3' 9" (2.70m x 1.16m) Laminate flooring, wall light, uPVC double glazed windows and matching rear exit door.

### FIRST FLOOR

#### LANDING

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

### BEDROOM 1 (TO THE FRONT)

14' 7" x 10' 5" (4.45m x 3.20m) Fitted wardrobes to the alcoves, uPVC double glazed window, double radiator and coving.

### BEDROOM 2 (TO THE REAR)

13' 3" x 11' 5" (4.05m x 3.48m) Built-in cupboard housing the gas combi central heating boiler, uPVC double glazed window, double radiator and coving.

### BEDROOM 3 (TO THE FRONT)

10' 8" x 7' 4" (3.26m x 2.26m) uPVC double glazed window, double radiator and coving.

### BATHROOM

8' 3" x 6' 4" (2.54m x 1.94m) A white suite featuring a panelled bath, glazed screen over with thermostatic shower. Wash basin with base storage, WC, PVC panelled walls and ceiling uPVC double glazed window.

## EXTERNAL

### TO THE FRONT

A lawn garden, paved patio, timber shed, enclosed by timber fence.

### TO THE REAR

Self-contained yard.

### PARKING

On-street parking to the rear.

### HEATING

Gas fired central heating via combination boiler and radiators.

### GLAZING

uPVC double glazing installed.

### ENERGY EFFICIENCY

EPC rating C (73). 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

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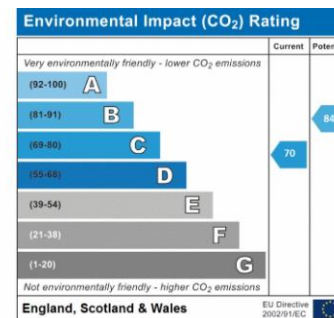
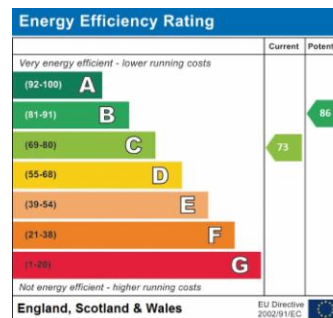
GROUND FLOOR  
61.8 sq.m. (665 sq.ft.) approx.

1ST FLOOR  
46.3 sq.m. (498 sq.ft.) approx.



TOTAL FLOOR AREA : 108.1 sq.m. (1163 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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