



Kay Street | Stanley | Co. Durham | DH9 0PE

Early viewing essential to appreciate this superb and fully refurbished two bedroom terraced domer bungalow with first floor bedrooms. The extensive work carried out includes a new roof, full re-wire, log burner, new central heating including boiler, new double/triple glazing in addition to the contemporary kitchen and bathroom. In showroom condition the open-plan accommodation comprises a breakfasting kitchen, lounge overlooking the garden, ground floor bathroom with utility area, first floor landing and two double bedrooms. Self-contained yard. Gas combi central heating, uPVC glazing, freehold, Council Tax band A, EPC rating D (68). Virtual tour available.

£84,950

- Mid-terraced 2 bed domer bungalow
- Extensively refurbished
- Contemporary kitchen and bathroom
- Open plan living
- Within walking distance of town centre



Property Description

BREAKFASTING KITCHEN

13' 1" x 15' 5" (4.00m x 4.72m) A newly installed contemporary kitchen fitted with a range of wall, base units and island, contrasting laminate worktops including a breakfast bar. Integrated fan assisted electric oven/grill, inset halogen hob with tiled splash-back and extractor canopy over. Stainless steel sink with professional mixer tap, concealed wall mounted has combi central heating boiler, plumbed for a dishwasher, space for a fridge/freezer, laminate flooring, inset LED spotlights, uPVC double glazed window, hard-wired smoke alarm, composite double glazed exit door to yard, stairs to the first floor, space for a sofa or breakfast table, opening to the a cloaks area and a large opening to the lounge.

LOUNGE

13' 0" x 15' 5" (3.97m x 4.72m) Fireplace with log burning stove on a tiled hearth, laminate flooring, shelving to alcoves, double radiator, uPVC double glazed window and matching French doors to the garden.

CLOAKS AREA (OFF BREAKFASTING KITCHEN)

4' 0" x 4' 1" (1.22m x 1.26m) Laminate flooring, inset LED spotlight and a door to the bathroom.

BATHROOM

11' 10" x 5' 10" (3.63m x 1.80m) A newly fitted white suite with black taps featuring a panelled bath with shower fitment and glazed screen, vanity wash basin with base storage, WC, black ladder style radiator, plumbed for a washing machine with laminate worktop to stand a tumble dryer, inset LED spotlights and a uPVC double glazed window.

FIRST FLOOR

LANDING

Loft access hatch (loft boarded for storage), LED spotlight, hard-wired smoke alarm and doors leading to the bedrooms.

BEDROOM 1 (TO THE REAR)

8' 11" x 14' 6" (2.73m x 4.43m) uPVC double glazed window,

LED spotlights and a single radiator.

BEDROOM 2 (TO THE FRONT)

9' 2" x 11' 2" (2.81m x 3.41m) Velux double glazed window, single radiator and LED spotlights.

EXTERNAL

TO THE FRONT

Self-contained yard with cold water supply tap and shed.

TO THE REAR

Lawn garden, paved patio, enclosed by timber fencing with access gates to both sides. Beyond the rear fence is an additional area of the garden which could be turned into a small allotment.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (68). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

TENURE

We understand that the property is freehold. We would recommend that any purchaser has this confirmed by their legal advisor.

COUNCIL TAX

The property is in Council Tax band A.

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.

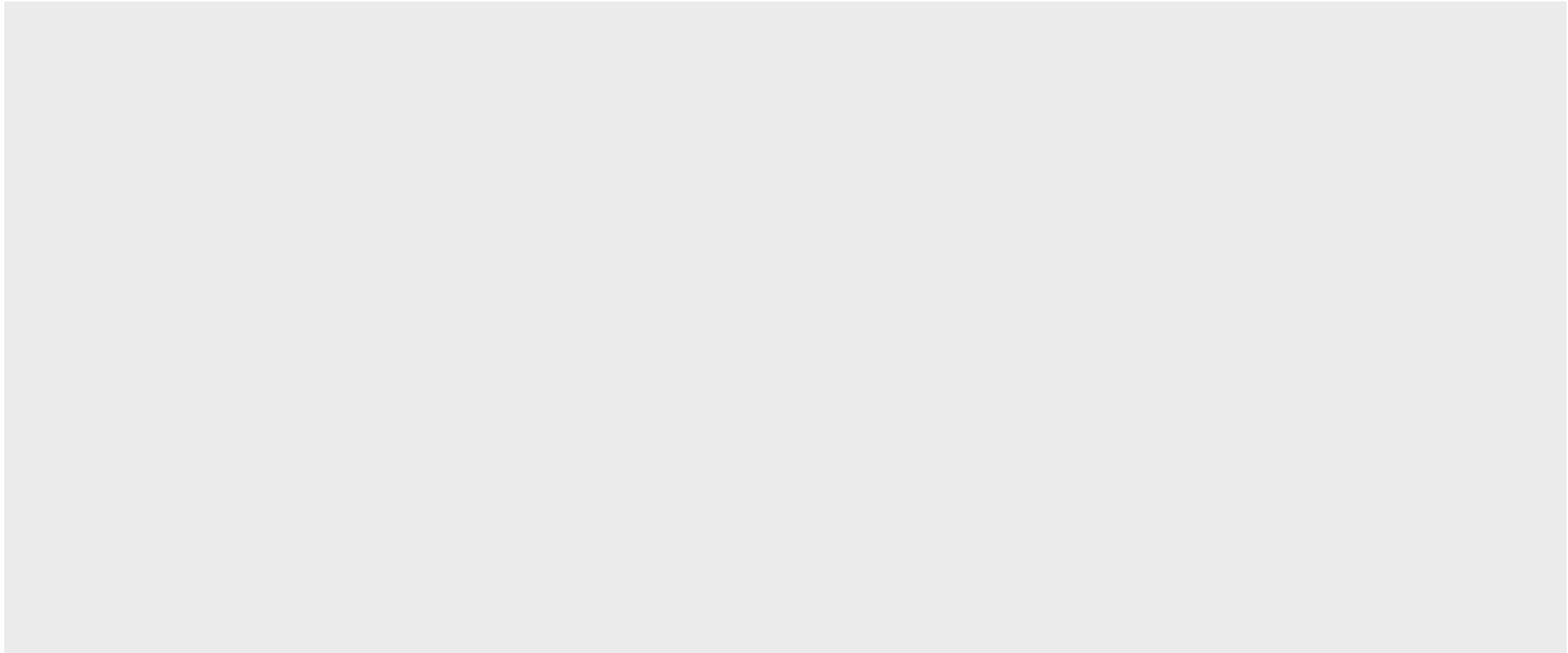
NEED A MORTGAGE?

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
44.7 sq.m. (481 sq.ft.) approx.

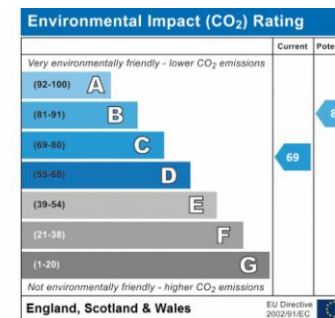
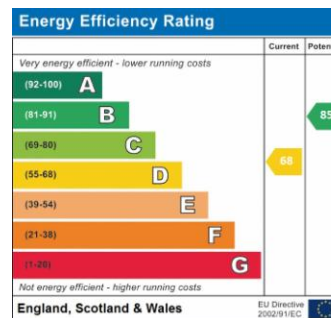


1ST FLOOR
24.5 sq.m. (264 sq.ft.) approx.



TOTAL FLOOR AREA: 69.2 sq.m. (745 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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