



Church Bank | Stanley | Co. Durham | DH9 0DU

This is a delightful double fronted stone-fronted terraced house which has three bedrooms and spacious living accommodation, finished to a high standard and the benefit of off-street parking and a rear garden. Viewing is essential to take in the living space on offer. Briefly comprising a lobby, hallway, three reception rooms, breakfasting kitchen with utility off, rear porch, first floor landing, three bedrooms, bathroom and separate shower. Gas combi central heating, uPVC double glazing, freehold, Council Taxband B, EPC rating E (52). Virtual tour available.

£189,000

- Deceptively spacious terraced house
- 3 bedrooms
- Garden
- Off-street parking
- 3 reception rooms



Property Description

LOBBY

uPVC entrance door with matching double glazed side and over-head windows. Vinyl floor tiles and a glazed door leading to the hallway.

HALLWAY

Vinyl floor tiles, arch with sculpted corbels, single radiator, stairs to the first floor and doors leading to the lounge, dining room and breakfasting kitchen.

LOUNGE

13' 5" x 12' 7" (4.10m x 3.86m) Large bay with uPVC double glazed windows, fire surround with marble inlay and hearth, living flame gas fire, moulded cornicing, double radiator, Hive central heating smart programmer and thermostat, satellite TV cables and TV aerial point.

DINING ROOM

13' 5" x 11' 5" (maximum) (4.10m x 3.50m) uPVC double glazed window, former fireplace with marble hearth, double radiator, moulded cornicing, telephone point and a large opening to the rear reception room.

REAR RECEPTION ROOM

13' 7" x 10' 1" (maximum) (4.16m x 3.09m) Currently being used as a study and gym but could be used for a variety of purposes. Laminate flooring, single radiator, coving and uPVC double glazed French doors opening to the rear garden.

BREAKFASTING KITCHEN

13' 11" x 12' 3" (maximum) (4.26m x 3.75m) Fitted with arrange of white shaker style wall and base units with contrasting butchers block style laminate worktops and tiled splash-backs. Free standing matching breakfast bar with base shelving and an additional free standing work station with base shelf. Integrated fan assisted electric oven/grill, four ring gas hob with extractor canopy over. Circular sink with mixer tap,

space for a free standing American style fridge/freezer, laminate flooring, wall mounted gas combi central heating boiler, uPVC double glazed window on to the rear porch and matching door. Double radiator, coving and bi-folding door leading to the under-stair utility room.

UTILITY ROOM

5' 4" x 6' 1" (1.64m x 1.87m) Plumbed for a washing machine and space for a tumble dryer as well as storage space.

REAR PORCH

2' 10" x 4' 7" (0.87m x 1.40m) uPVC double glazed windows and rear exit door, PVC panelled walls, vinyl wall tiles and a vaulted ceiling.

FIRST FLOOR

LANDING

On the half landing there is a useful storage cupboard. On the main landing there is a uPVC double glazed window, single

radiator, loft access hatch and doors leading to the bedrooms, bathroom and shower.

BEDROOM 1 (TO THE FRONT)

13' 7" x 7' 7" (4.16m x 2.33m) Laminate flooring, uPVC double glazed window, single radiator and coving.

BEDROOM 2 (TO THE FRONT)

13' 7" x 11' 5" (4.16m x 3.50m) Laminate flooring, uPVC double glazed window, single radiator and coving.

BEDROOM 3 (TO THE FRONT)

10' 4" x 7' 1" (3.17m x 2.16m) Laminate flooring, uPVC double glazed window, single radiator and coving.

BATHROOM

8' 3" x 9' 3" (2.52m x 2.84m) A white suite featuring a free standing roll-top bath on claw feet with period shower fitment. Pedestal wash basin, WC, part tiled walls, uPVC double glazed window, single radiator and LED spotlights. Concealed

door opens to eaves storage.

SHOWER

2' 10" x 2' 10" (0.88m x 0.88m) A separate thermostatic shower cubicle off the landing with uPVC double glazed window and tiled slash-backs.

EXTERNAL

TO THE FRONT

A modest forecourt garden behind a small wall and mature hedging.

TO THE REAR

A low maintenance garden laid out over several levels with extensive timber decking, power points, cold water supply tap, children's summer house, paved patio and artificial lawn. Timber gate to steps that lead to a brick tool shed and off street parking with secure up and over garage door.

HEATING

Gas fired central heating via combination boiler and radiators.

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 B.

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.

MORTGAGE ADVICE

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

B

Viewing Arrangements

Strictly by appointment

Contact Details

Anthony House

Anthony Street

Stanley

County Durham

DH9 8AF

www.davidbailes.co.uk

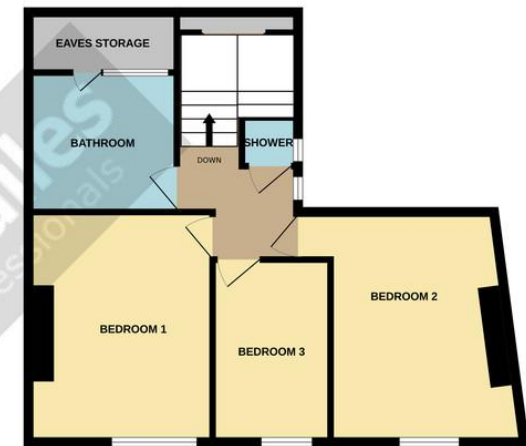
info@davidbailes.co.uk

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GROUND FLOOR
73.9 sq.m. (796 sq.ft.) approx.

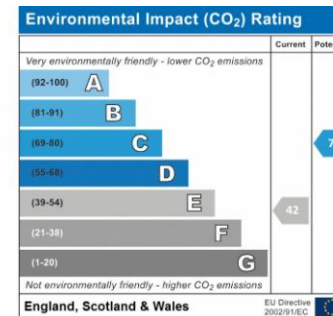
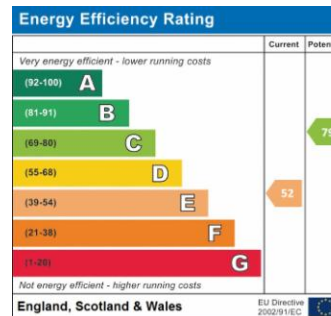


1ST FLOOR
52.4 sq.m. (564 sq.ft.) approx.



TOTAL FLOOR AREA: 126.3 sq.m. (1360 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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