

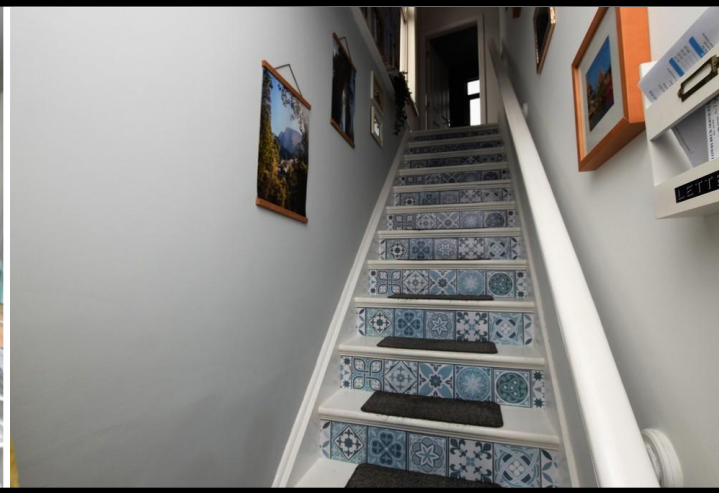


26 Fern Avenue | South Moor | Stanley | DH9 7QY

This is an exceptionally well presented home, which is larger than the standard terraced house and is ideal for a first time buyer and internal viewing is essential. The accommodation comprises a hallway, lounge with bay window, dining room, kitchen extension, first floor landing, two bedrooms and a bathroom. Garden to front and self-contained yard to the rear. Gas combi central heating, full uPVC double glazing, freehold, Council Tax band A. EPC rating D (64). Virtual tour available.

£72,500

- Lovely extended end-terraced house
- 2 bedrooms
- Larger than average accommodation
- Very well presented
- Impressive kitchen and bathroom



Property Description

This is an exceptionally well presented home, which is larger than the standard terraced house and is ideal for a first time buyer and internal viewing is essential. The accommodation comprises a hallway, lounge with bay window, dining room, kitchen extension, first floor landing, two bedrooms and a bathroom. Garden to front and self-contained yard to the rear. Gas combi central heating, full uPVC double glazing, freehold, Council Tax band A. EPC rating D (64). Virtual tour available.

HALLWAY

uPVC double glazed entrance door, double radiator, stairs to the first floor, hard-wired smoke alarm and a door leading to the lounge.

LOUNGE

14' 9" x 11' 5" (4.52m x 3.50m) Feature Oak fire surround with marble inlay and hearth, inset electric fire, bay with uPVC double glazed windows, large under-stair storage cupboard, double radiator, coving, satellite TV cables and a large opening

to the dining room.

DINING ROOM

6' 11" x 18' 8" (2.13m x 5.70m) uPVC double glazed window, double radiator, coving and an opening to the kitchen.

BREAKFASTING KITCHEN

14' 2" x 11' 3" (4.33m x 3.43m) A contemporary kitchen fitted with a range of wall and base units with contrasting butchers block style laminae worktops and tiled splash-backs. Integrated fan assisted electric oven/grill, five ring gas hob with stainless steel splash-back and extractor canopy over. Stainless steel sink with vegetable drainer and mixer tap, plumbed for a washing machine, space for a tumble dryer and also for a fridge/freezer. Laminate floor tiles, double radiator, wall mounted gas combi central heating boiler, uPVC double glazed window and matching rear exit door.

FIRST FLOOR

LANDING

uPVC double glazed window, loft access hatch with pull-down ladder (partly boarded for storage and light), hard-wired smoke alarm and doors leading to the bedrooms and bathroom.

BEDROOM 1 (TO THE FRONT)

12' 8" x 15' 4" (maximum) (3.88m x 4.68m) Large alcove, uPVC double glazed window, double radiator and coving.

BEDROOM 2 (TO THE REAR)

9' 3" x 10' 9" (2.84m x 3.28m) uPVC double glazed window, double radiator and coving.

BATHROOM

5' 10" x 8' 3" (1.80m x 2.52m) A white suite featuring a panelled bath with thermostatic shower over and glazed screen. Pedestal wash basin, WC, chrome towel radiator, fully tiled walls and floor, uPVC double glazed frosted window, coving and cabinet.

EXTERNAL

TO THE FRONT

Enclosed garden.

TO THE REAR

Self-contained yard.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (64). 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

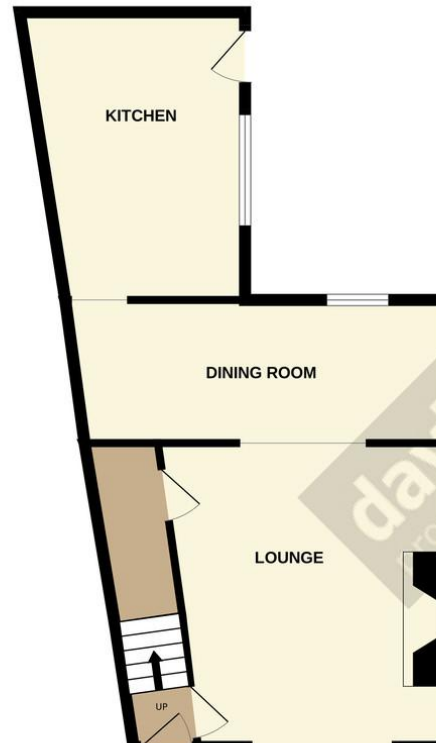
DH9 8AF

www.davidbailes.co.uk

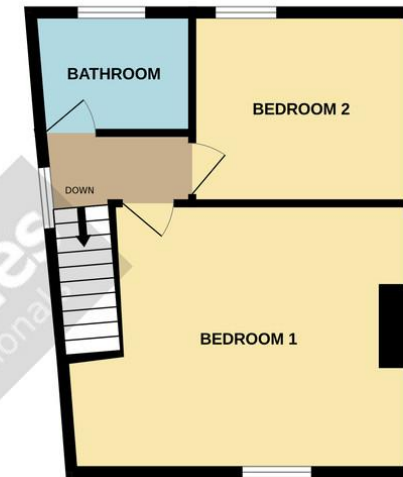
info@davidbailes.co.uk

01207231111

GROUND FLOOR
47.9 sq.m. (516 sq.ft.) approx.

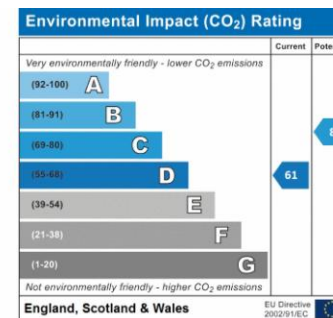
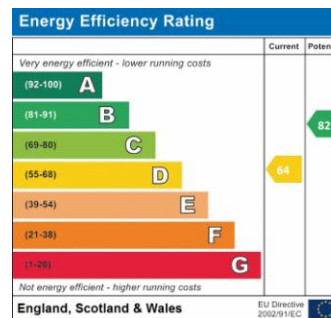


1ST FLOOR
36.1 sq.m. (389 sq.ft.) approx.



TOTAL FLOOR AREA : 84.0 sq.m. (905 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.
Made with Metropix 02023



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



rightmove
find your happy

