



## Louisa Terrace | Stanley | Co. Durham | DH9 7RL

Subject to an extensive refurbishment including a new kitchen, shower room and en-suite. A spacious stone-built two bedroom terraced house located within walking distance of Stanley town centre. Further upgrades include newly plastered walls to the ground floor, all new floor coverings, new flat roof etc. The accommodation comprises of a hallway, lounge, dining room, kitchen, rear lobby, ground floor shower room and utility. First floor landing, two double bedrooms (one with en-suite), forecourt patio to the front, self-contained yard to the rear with large aluminium shed. Newly installed gas combi central heating, full uPVC double glazing. Council Tax band A, freehold tenure. EPC rating D (63). Virtual tour available.

£95,000

- Refurbished stone-built terraced house
- 2 double bedrooms (one with ensuite shower)
- New kitchen, shower room and ensuite
- 2 reception rooms
- Ground floor shower room, first floor ensuite



## Property Description

Subject to an extensive refurbishment including a new kitchen, shower room and en-suite. A spacious stone-built two bedroom terraced house located within walking distance of Stanley town centre. Further upgrades include newly plastered walls to the ground floor, all new floor coverings, new flat roof, new wooden blinds, new light fittings throughout, new rear door and the sale will include free standing wardrobes and a Yard Master aluminium storage shed. The accommodation comprises of a hallway, lounge, dining room, kitchen, rear lobby, ground floor shower room and utility. First floor landing, two double bedrooms (one with en-suite), forecourt patio to the front, self-contained yard to the rear with large aluminium shed. Newly installed gas combi central heating boiler and radiators, full uPVC double glazing. Council Tax band A, freehold tenure. EPC rating D (63). Virtual tour available.

### HALLWAY

uPVC double glazed entrance door, laminate flooring, part panelled walls, single radiator, coving and doors leading to the lounge and dining room.

### LOUNGE

13' 2" x 12' 5" (4.02m x 3.81m) Wall mounted electric fire with remote control, uPVC double glazed window, double radiator, TV aerial point, coving, laminate flooring and glazed doors which open to the dining room.

### DINING ROOM

14' 1" x 13' 0" (4.30m x 3.97m) Laminate flooring, uPVC double glazed window, under-stair storage cupboard, double radiator, telephone point and doors leading to the kitchen and rear hall.

### KITCHEN

13' 3" x 6' 0" (4.06m x 1.85m) A newly installed kitchen fitted with a range of Shaker style wall and base units with soft closing doors and drawers and concealed lighting onto contrasting laminate worktops and PVC panelled walls. Integrated fan assisted electric oven/grill, induction hob with black glass splash-back and concealed extractor over. Stainless steel sink with vegetable drainer and mixer tap, tall column radiator, integrated fridge, uPVC double glazed window, door leads to the rear lobby.

### REAR LOBBY

2' 10" x 6' 0" (0.88m x 1.85m) Newly installed uPVC double glazed rear exit door and a door leading to the shower room/WC.

#### SHOWER ROOM/WC

6' 1" x 5' 7" (1.87m x 1.72m) Newly installed suite featuring a thermostatic shower enclose, wash basin with base storage, WC, PVC panelled walls and ceiling, extractor fan, uPVC double glazed window, wall cabinet and radiator.

#### HALLWAY

Laminate flooring, stairs to the first floor and a door leading to the utility room.

#### UTILITY ROOM

6' 2" x 4' 3" (1.88m x 1.30m) Laminate worktop, plumbed for a washing machine, wall mounted gas combi central heating boiler, single radiator, PVC panelled ceiling and a uPVC double glazed window.

#### FIRST FLOOR

##### LANDING

Loft access hatch, telephone point and doors leading to the bedrooms.

##### BEDROOM 1 (TO THE FRONT)

13' 3" x 15' 8" (4.06m x 4.80m) Built-in cupboards to alcoves plus free-standing wardrobes. uPVC double glazed window, double radiator and coving.

##### BEDROOM 2 (TO THE REAR)

14' 1" x 12' 7" (4.30m x 3.85m) uPVC double glazed window, double radiator, coving, storage cupboard and a door leading to the en-suite shower/WC

##### EN-SUITE SHOWER/WC

9' 1" x 2' 7" (2.78m x 0.80m) Newly installed with thermostatic power shower, wash basin with base storage, WC, PVC panelled walls and ceiling and extractor fan.

#### EXTERNAL

##### TO THE FRONT

Block paved patio enclosed by walls and railings.

##### TO THE REAR

Self-contained yard with cold water supply tap, external light and a large aluminium Yard Master shed.

##### PARKING

There are public parking spaces adjacent to the front.

##### CENTRAL HEATING

Newly installed gas fired central heating via combination boiler and radiators.

##### GLAZING

uPVC double glazing installed.





#### ENERGY EFFICIENCY

EPC rating D (63). 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](http://www.davidbailes.co.uk)

[info@davidbailes.co.uk](mailto:info@davidbailes.co.uk)

01207231111

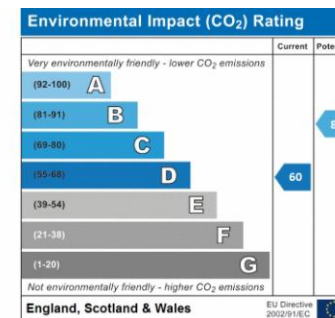
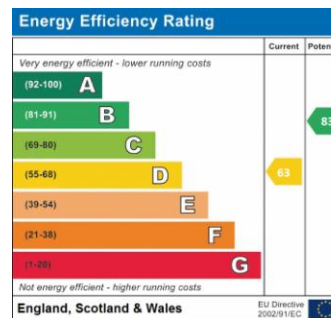
GROUND FLOOR  
52.7 sq.m. (567 sq.ft.) approx.



1ST FLOOR  
39.1 sq.m. (420 sq.ft.) approx.



TOTAL FLOOR AREA: 91.8 sq.m. (988 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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