



Colville Court | East Stanley | Co. Durham | DH9 6UW

We are pleased to bring to the market this freehold two bedroom terraced house with highlights including a feature fire place, garden and garage. The accommodation is well suited to a first time buyer and comprises an entrance porch, lounge/diner with storage cupboard, kitchen with integrated appliances including an oven, fridge/freezer, dishwasher and a free standing washing machine. First floor landing, two double bedrooms and a bathroom. Gas combi central heating, full uPVC double glazing, Council Tax band A, EPC rating C (69). Virtual tour available.

£92,000

- Mid terraced house
- 2 double bedrooms
- Garden and garage
- Freehold
- Kitchen with integrated appliances



Property Description

ENTRANCE PORCH

3' 11" x 4' 0" (1.20m x 1.24m) uPVC double glazed entrance door with matching side window, wood flooring and a glazed door to the lounge/diner.

LOUNGE/DINER

19' 3" x 11' 5" (5.88m x 3.50m) Feature tiled chimney breast with recess for television, wooden shelf and an electric fire on a slate hearth. Wood flooring, stairs to the first floor with a storage cupboard beneath. uPVC double glazed window, one single and one double radiator and a glazed door to the kitchen.

KITCHEN

8' 0" x 11' 5" (2.44m x 3.50m) Kitchen fitted with a range of high gloss white wall and base units with contrasting laminate worktops and tiled splash-backs. Integrated appliances include an electric fan assisted oven/grill, halogen hob, extractor canopy, dishwasher, fridge, freezer and a free

standing washing machine. Stainless steel sink with mixer tap, concealed wall mounted gas combi central heating boiler, inset LED spotlights, single radiator, tiled floor, uPVC double glazed window and matching rear exit door.

FIRST FLOOR

LANDING

Wood flooring, loft access hatch and doors leading to the bedrooms and bathroom.

BEDROOM 1 (TO THE REAR)

10' 1" x 11' 5" (into wardrobe) (3.08m x 3.50m) Fitted wardrobe with sliding mirrored doors, additional storage cupboard, uPVC double glazed window, wood flooring and a single radiator.

BEDROOM 2 (TO THE FRONT)

9' 1" x 11' 5" (2.77m x 3.50m) Wood flooring, uPVC double glazed window and a single radiator.

BATHROOM

7' 8" x 5' 4" (2.35m x 1.65m) Panelled bath with thermostatic shower over with folding glazed screen. Wash basin with base storage, WC, fully tiled walls and floor, chrome towel radiator, glass shelf, mirror and a ceiling extractor fan.

EXTERNAL

TO THE FRONT

Open plan lawn to the front.

TO THE REAR

Lawn garden with timber decking and dedicated bin storage area, cold water supply tap, enclosed by timber fence and gate.

GARAGE

There is a single garage with up and over door located within a block to the rear of the property. The garage has an up and over door and is due to have the flat roof replaced shortly.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating C (69). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

TENURE

We understand that the property including the garage 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

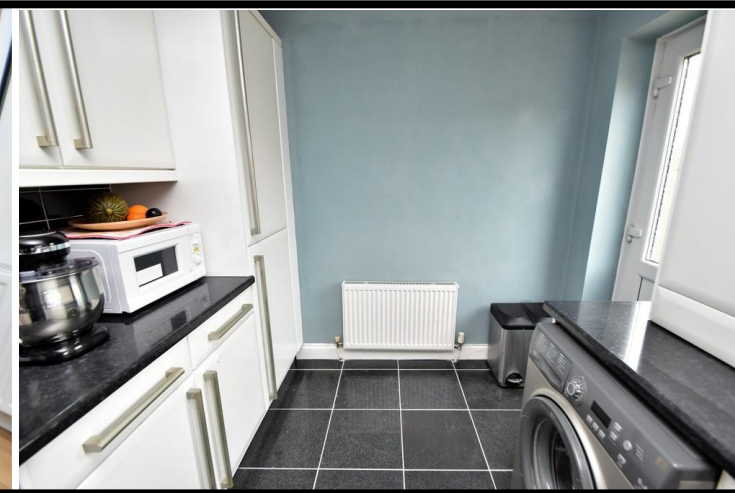
Please note that all offers will require financial verification including mortgage agreement in principle, proof of deposit funds, proof of available cash and full chain details including selling agents and solicitors down the chain. Under New Money Laundering Regulations we require proof of identification from all buyers before acceptance letters are sent and solicitors can be instructed.

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

A

Viewing Arrangements

Strictly by appointment

Contact Details

Anthony House

Anthony Street

Stanley

County Durham

DH9 8AF

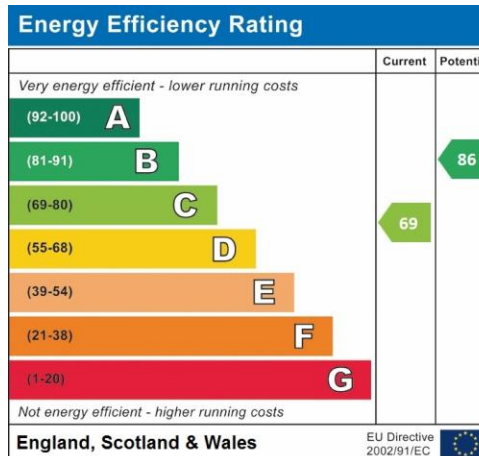
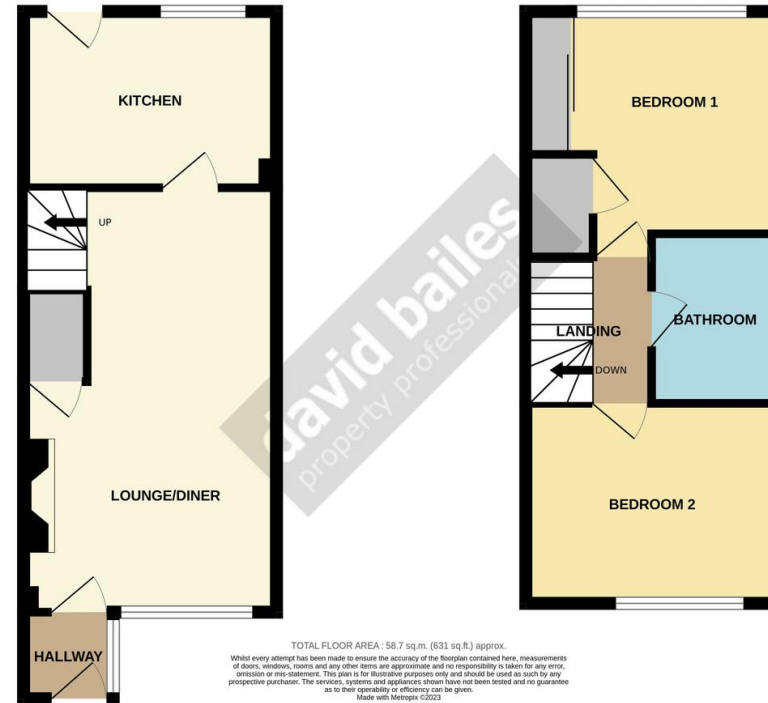
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info@davidbailes.co.uk

01207231111

GROUND FLOOR
30.0 sq.m. (322 sq.ft.) approx.

1ST FLOOR
28.7 sq.m. (309 sq.ft.) approx.



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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