

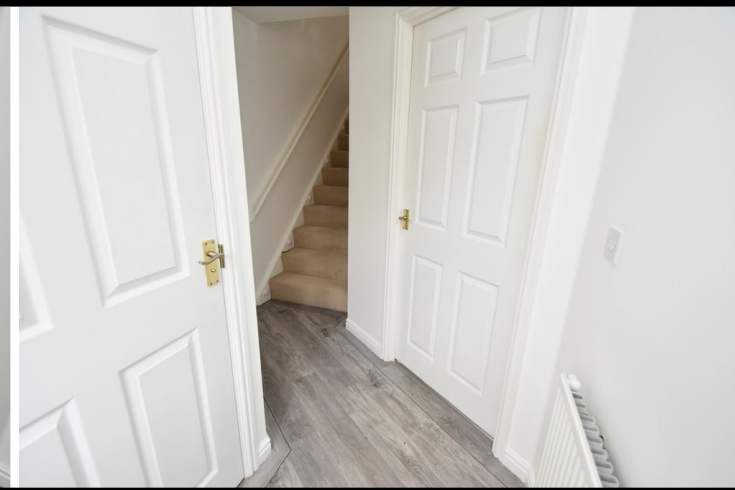


Wooler Drive | Middle Farm | Stanley | DH9 6BF

This is an excellent example of a three bedroom modern terraced house located within a popular estate with off-street parking garden and is available with no upper chain. The well presented accommodation comprised a hallway, cloakroom/WC, lounge, kitchen/diner with integrated appliances, first floor landing, three bedrooms (master with en-suite) and a bathroom. Gas combi central heating, uPVC double glazing, freehold, Council Tax band B. EPC rating C (80). Virtual tour available.

£129,950

- Mid terraced house
- 3 bedrooms (master with en-suite)
- No chain
- Garden to rear
- Off street parking



Property Description

HALLWAY

Double glazed entrance door, vinyl floor tiles, single radiator, stairs to the first floor and doors leading to the cloakroom/WC and lounge.

CLOAKROOM/WC

WC, pedestal wash basin, tiled splash-back, single radiator and a uPVC double glazed window.

LOUNGE

14' 4" x 12' 0" (maximum) (4.37m x 3.67m) uPVC double glazed window, under-stair storage cupboard, single radiator, TV aerial point, telephone point and a door leading to the kitchen/diner.

KITCHEN/DINER

8' 9" x 15' 3" (2.68m x 4.67m) Overlooking the rear garden and fitted with a range of wall and base units with contrasting laminate worktops and matching upturns. Integrated fan

assisted electric oven/grill, four ring gas hob, glass splash-back and extractor unit over. Integrated appliances include a fridge, freezer and dishwasher. Stainless steel sink with vegetable drainer and mixer tap, plumbed for a washing machine, double radiator, vinyl floor tiles, uPVC double glazed window and matching French doors.

FIRST FLOOR

LANDING

Storage cupboard, loft access hatch and doors leading to the bedrooms and bathroom.

MASTER BEDROOM (TO THE FRONT)

9' 6" x 11' 10" (maximum) (2.91m x 3.61m) uPVC double glazed window, over-stair storage cupboard, single radiator and a door leading to the en-suite.

EN-SUITE

6' 4" (maximum) x 5' 4" (1.94m x 1.63m) Glazed enclosure with

thermostatic shower, pedestal wash basin, tiled splash-backs, WC, mirrored wall cabinet, additional mirror and shelf, uPVC double glazed window, extractor fan and a single radiator.

BEDROOM 2 (TO THE REAR)

7' 8" x 9' 1" (2.34m x 2.79m) uPVC double glazed window and a single radiator.

BEDROOM 3 (TO THE REAR)

7' 8" x 5' 11" (2.34m x 1.81m) uPVC double glazed window and a single radiator.

BATHROOM

5' 10" x 6' 0" (1.80m x 1.85m) A white suite featuring a panelled bath with tiled splash-backs, pedestal wash basin, WC, single radiator and an extractor fan.

EXTERNAL

TO THE FRONT

Driveway providing off-street parking.

TO THE REAR

Garden with a South Eastern aspect, paved patio, lawn, large storage shed. Enclosed by timber fence and rear exit gate.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating C (80). 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.

COMMUNAL CHARGE

We understand that there is an annual maintenance charge which goes towards the upkeep of the communal areas of the estate. The charge is currently £128 per annum and is paid up until January 2024.

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

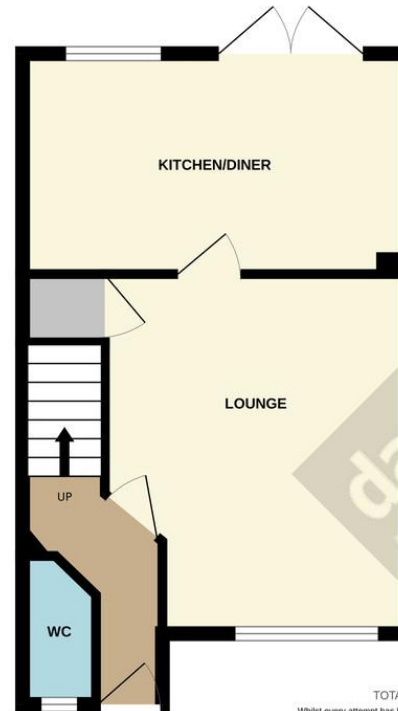
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GROUND FLOOR
34.3 sq.m. (369 sq.ft.) approx.



1ST FLOOR
32.3 sq.m. (347 sq.ft.) approx.



TOTAL FLOOR AREA : 66.5 sq.m. (716 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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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92-100) A	94
(81-91) B	
(69-80) C	80
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

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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