



## Jane Street | South Moor | Stanley | DH9 7BH

Available with no upper chain we offer this extended two bedroom end-terraced house with garden, off-street parking and two reception rooms. The accommodation comprises a lounge, separate dining room, large kitchen extension, first floor landing, two bedrooms (both with fitted wardrobes) and a bathroom. Gas combi central heating, double glazing, EPC rating D (59), freehold, Council Tax band A. Virtual tour available.

**£55,000**

- Extended end terraced house
- 2 bedrooms
- Generous garden
- Off-street parking
- No upper chain





## Property Description

### LOUNGE

14' 1" x 15' 1" (4.31m x 4.60m) uPVC double glazed entrance door, Feature stone fireplace with electric fire, double glazed window, two double radiators, stairs to the first floor, satellite TV cables and sliding glazed doors leading to the dining room.

### DINING ROOM

8' 5" x 12' 8" (2.57m x 3.87m) Feature gas fire, storage cupboard, double glazed window, laminate flooring, telephone point and a glazed sliding door leads to the kitchen.

### KITCHEN

13' 8" x 8' 3" (4.18m x 2.52m) Forming a single storey extension this is a generous kitchen fitted with a good range of wall and base units with contrasting laminate worktops and tiled splash-backs. Integrated fan assisted electric oven/grill, four ring electric hob with concealed extractor over. Stainless steel sink with mixer tap, plumbed for a washing machine, space for other appliances. uPVC double glazed window,

matching rear exit door to yard, coving and a double radiator.

### FIRST FLOOR

#### LANDING

Double glazed window, loft access hatch with pull-down ladder (part boarded for storage). Doors lead to the bedrooms and bathroom.

#### BEDROOM 1 (TO THE FRONT)

11' 9" x 11' 8" (3.60m x 3.57m) Fitted wardrobes with sliding mirrored doors, additional cupboards with one housing the gas combi central heating boiler, double glazed window, single radiator and coving.

#### BEDROOM 2 (TO THE REAR)

10' 11" x 9' 3" (3.35m x 2.82m) Fitted wardrobes with sliding mirrored door, shelving and an additional storage cupboard. Double glazed window, single radiator and coving.

### BATHROOM

7' 2" x 5' 5" (2.20m x 1.67m) A white suite featuring a panelled bath with shower fitment and glazed screen. Pedestal wash basin, WC, PVC panelled walls and ceiling with spotlights, double glazed window and a double radiator.

### EXTERNAL

#### TO THE FRONT

A large garden with paved patio, lawn, timber sheds and a hard stand providing off-street parking. Enclosed by timber fence and gates.

#### TO THE REAR

Self-contained yard with block-paved patio, cold water supply tap and security light.

### HEATING

Gas fired central heating via combination boiler and radiators.

#### GLAZING

All the windows and doors are double glazed, the majority of the windows are hermetically sealed timber framed units. The remainder are uPVC double glazed.

#### ROOF

We have been informed by the owner that the roof was re-covered around 8 to 10 years ago.

#### ENERGY EFFICIENCY

EPC rating D (59). 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.

#### SELECTIVE LICENCE

Please note that this property falls within the Local Authority Selective Licensing zone where a Landlord is required to register the property with the council every five years. Charges apply. Please visit [www.durham.gov.uk/selectivelicensing](http://www.durham.gov.uk/selectivelicensing) for further information.

#### 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. We note that the property is not registered with the Land Registry.





## Tenure

Freehold

## Council Tax Band

A

## Viewing Arrangements

Strictly by appointment

## Contact Details

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GROUND FLOOR  
38.9 sq.m. (419 sq.ft.) approx.



1ST FLOOR  
31.0 sq.m. (333 sq.ft.) approx.



TOTAL FLOOR AREA - 69.9 sq.m. (752 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		

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

