

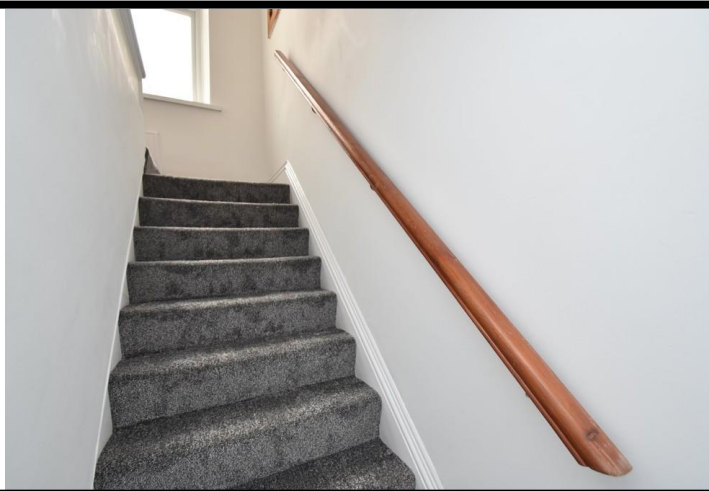


Station Road | Stanley | Co. Durham | DH9 0JP

This is an extremely spacious three bedroom apartment (plus two loft rooms) set over two floors and has been refurnished and is ready for a new owner. Accessed via a communal hallway and private staircase the accommodation comprises of a landing and hallways, lounge with large bay window, kitchen/breakfast room, three bedrooms and a bathroom. In addition there is a further staircase with landing, two loft rooms and a cloakroom/WC. Gas combi central heating, uPVC double glazing, views towards the countryside. Tenure leasehold, Council Taxband A, EPC rating C (71). Virtual tour available on our YouTube channel.

£99,950

- Large terraced maisonette apartment
- 3 bedrooms plus two loft rooms
- Lounge with large bay
- Kitchen/breakfast room
- No upper chain



Property Description

COMMUNAL ENTRANCE HALL

uPVC entrance door to communal hallway leads to the residence entrance door.

STAIRS

A private staircase leads to the main accommodation.

FIRST FLOOR

LANDING

uPVC double glazed windows, storage cupboard, large arch, two double radiators, stairs to the second floor with large storage cupboard beneath, moulded corning and doors leading to the lounge, bedrooms, kitchen/breakfast room and bathroom.

LOUNGE

15' 7" x 13' 1" (4.77m x 4.00m) Large bay with uPVC double glazed windows, double radiator and telephone point.

KITCHEN/BREAKFAST ROOM

10' 5" x 9' 7" (3.20m x 2.94m) Fitted with a range of wall and base units with contrasting laminate worktops and tiled splash-backs. Integrated fan assisted electric oven/grill, four ring gas hob with concealed extractor over. Circular stainless steel sink with mixer tap, plumbed for a washing machine, wall mounted gas combi central heating boiler and a uPVC double glazed window.

BEDROOM 1 (TO THE REAR)

15' 10" x 14' 6" (4.85m x 4.44m) uPVC double glazed window and a double radiator.

BEDROOM 2 (TO THE REAR)

9' 11" x 12' 11" (3.04m x 3.95m) uPVC double glazed window with views and a single radiator.

BEDROOM 3 (TO THE FRONT)

11' 4" x 7' 6" (3.46m x 2.30m) uPVC double glazed window

and a single radiator.

SECOND FLOOR

LANDING

Doors lead to the two loft rooms and a WC.

LOFT ROOM 1 (TO THE FRONT)

24' 4" (into eaves) x 6' 10" (7.42m x 2.10m) Velux double glazed window and a double radiator.

LOFT ROOM 2 (TO THE FRONT)

9' 0" x 6' 8" (2.76m x 2.04m) Velux double glazed window and a single radiator.

WC

WC, wash basin with base storage, single radiator, laminate flooring, Velux double glazed window, storage to eaves and a skylight over the stairs.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

Double glazing installed.

ENERGY EFFICIENCY

EPC rating C (71). 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

The property is leasehold on a 125 year lease which began 20/07/2010. Ground rent is £100 per annum. We would recommend that any purchaser has this confirmed by their legal advisor.

INSURANCE

The property's buildings insurance is on a block policy with two other flats within the building paying one third each with a current premium of £133.47. Property maintenance is on an ad-hoc basis shared between the three flats (paying one third each).

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.

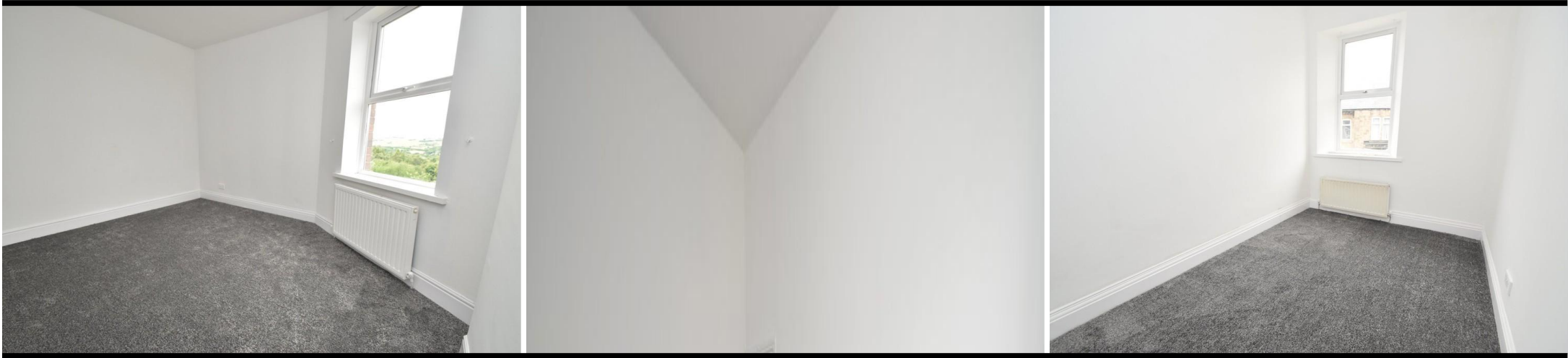
MAKING AN OFFER

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

Leasehold

Council Tax Band

A

Viewing Arrangements

Strictly by appointment

Contact Details

Anthony House

Anthony Street

Stanley

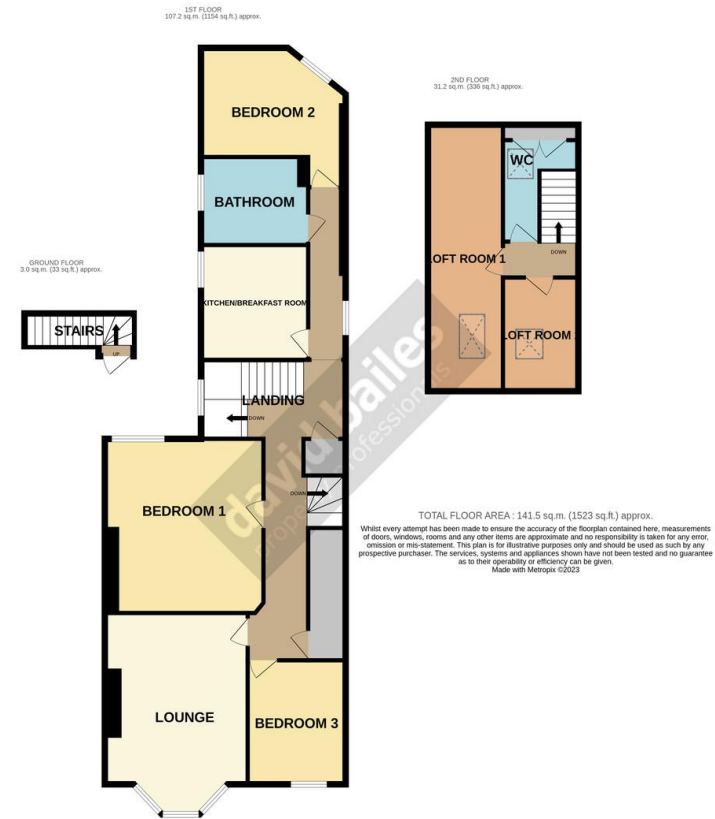
County Durham

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	71	79
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

