



Fairview Terrace | Greencroft | Stanley | DH9 8NR

A two bedroom stone-built terraced house available with no upper chain which comprises a lobby, hallway, lounge, dining room, kitchen extension, first floor landing, two double bedrooms and a bathroom. Forecourt patio and self-contained yard to the rear. Gas combi central heating boiler, uPVC double glazing, EPC rating E (54), freehold, Council Tax band A. Virtual tour available.

£67,495

- Terraced stone-built house
- 2 bedrooms
- Lounge and dining room
- Extended kitchen
- Self-contained yard



Property Description

ENTRANCE LOBBY

uPVC double glazed entrance door, to lobby, coving and a glazed door to the hallway.

ENTRANCE HALLWAY

Under-stair storage cupboard, coving and a door to the lounge.

LOUNGE

11' 3" x 13' 4" (3.45m x 4.07m) Wood fire surround with marble effect inlay and hearth, inset electric fire. uPVC double glazed window, double radiator, coving, satellite TV cables and an opening to the dining room.

DINING ROOM

12' 0" x 13' 4" (3.68m x 4.07m) uPVC double glazed window, double radiator, coving, telephone point and doors leading to the kitchen and stairs.

KITCHEN

12' 0" x 5' 8" (3.68m x 1.75m) Fitted base units with contrasting laminate worktops and matching splash-backs. Integrated fan assisted electric oven/grill, inset halogen hob, stainless steel sink with mixer tap, plumbed for a washing machine, space for a fridge/freezer, uPVC double glazed window, laminate flooring, wall mounted gas combi central heating boiler, uPVC rear exit door.

STAIRS

uPVC double glazed window, telephone point and stairs leading to the first floor.

FIRST FLOOR

LANDING

Loft access hatch with pull-down loft ladder, part boarded for storage. Doors lead to the bedrooms and bathroom.

BEDROOM 1 (TO THE FRONT)

11' 8" (maximum) x 16' 9" (3.57m x 5.13m) An L-shaped room with uPVC double glazed window, double radiator and coving.

BEDROOM 2 (TO THE REAR)

11' 8" x 9' 10" (3.56m x 3.01m) uPVC double glazed window, single radiator and coving.

BATHROOM

7' 8" (maximum) x 6' 7" (2.34m x 2.02m) A white suite featuring a panelled bath with shower fitment, curtain and rail, wash basin, WC, fully tiled walls and floor. uPVC double glazed window and a chrome towel radiator.

EXTERNAL

TO THE FRONT

A small forecourt patio.

TO THE REAR

Self-contained yard.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating E (54). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

COUNCIL TAX

The property is in Council Taxband 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.

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.

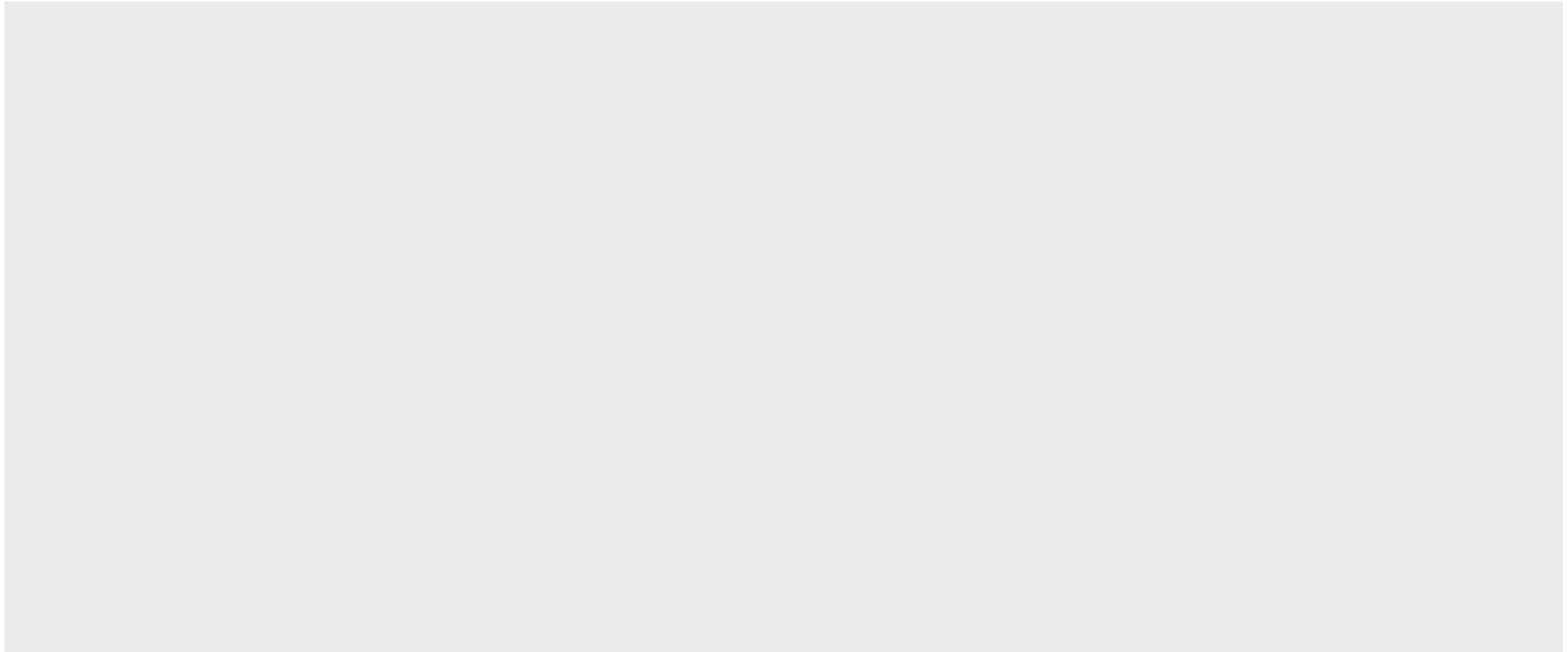
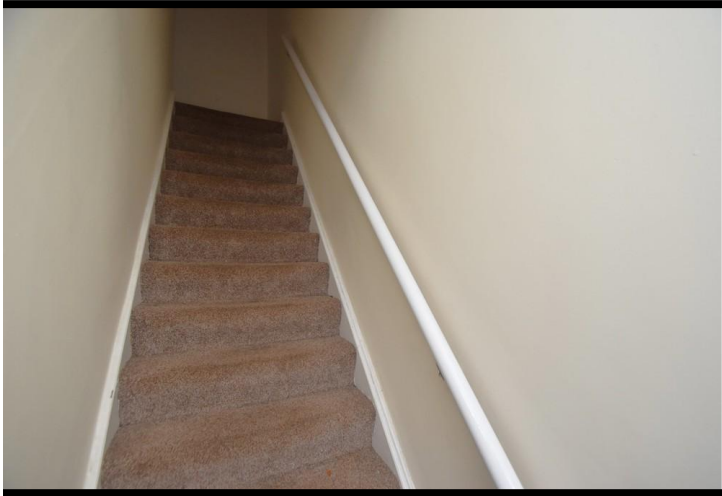
MORTGAGE ADVICE

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

www.davidbailes.co.uk

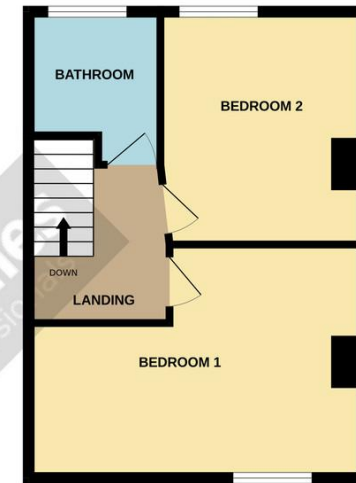
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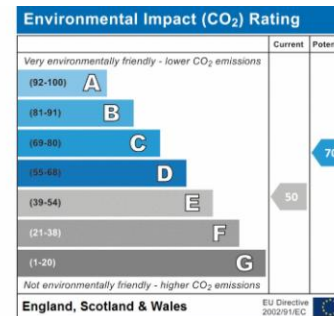
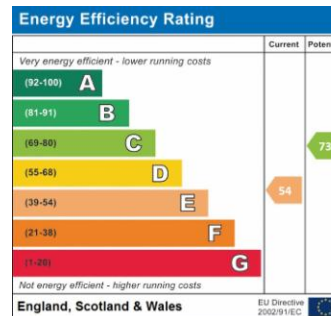
GROUND FLOOR



1ST FLOOR



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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