



The Croft | Greencroft | Stanley | DH9 8NQ

This two bedroom terraced house would make an excellent first home, has recently had a new kitchen installed and is available with no upper chain. The accommodation comprises a kitchen/diner, cloakroom/WC, lounge, first floor landing, two bedrooms and a bathroom. Open plan lawn to the front and garden to the rear which has been turned into useful off-street parking. Gas combi central heating (boiler circa 3 years old), freehold, Council Tax band A, EPC rating C (75). Virtual tour available.

Offers Over £90,000

- Modern mid-terraced house with no upper chain
- 2 bedrooms
- Garden/off-road parking
- Newly installed kitchen
- Re-configured layout



Property Description

BREAKFASTING KITCHEN

11' 8" x 12' 6" (3.57m x 3.82m) Re-configured to create a breakfasting kitchen which has been newly fitted with a range of grey wall and base units with contrasting laminate worktops and tiled splash-backs. Integrated fan assisted electric oven/grill, four ring gas hob with stainless steel extractor canopy over. Matching sink with mixer tap, plumbed for a washing machine, space for a tall fridge/freezer. Wall mounted gas combi central heating boiler, uPVC double glazed window, laminate flooring, two single radiators, stairs to the first floor with storage area beneath and doors leading to the cloakroom/WC and lounge.

CLOAKROOM/WC

5' 1" x 2' 10" (1.55m x 0.88m) WC, sink and extractor fan.

LOUNGE

11' 11" (maximum) x 12' 7" (3.65m x 3.84m) Overlooking the rear with uPVC double glazed sliding patio doors and matching

window, laminate flooring, satellite TV cables, TV aerial point, telephone points, double radiator and coving.

FIRST FLOOR

LANDING

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

BEDROOM 1 (TO THE FRONT)

11' 6" x 12' 6" (maximum) (3.52m x 3.82m) uPVC double glazed window, laminate flooring, single radiator and satellite TV cables.

BEDROOM 2 (TO THE REAR)

12' 2" (maximum) x 6' 6" (maximum) (3.73m x 2.00m) uPVC double glazed window and a single radiator.

BATHROOM

5' 10" x 5' 8" (1.78m x 1.75m) A white suite featuring a

panelled bath with shower fitment, tiled splash-backs and glazed screen. Wash basin with base storage, WC, single radiator, uPVC double glazed window, laminate flooring, ceiling extractor fan and a single radiator.

EXTERNAL

TO THE FRONT

Open plan lawn.

TO THE REAR

Garden has been converted into off-street parking.

HEATING

Gas fired central heating via combination boiler (installed around 3 years ago) and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating C (75). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

TENURE

We understand that the property 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.

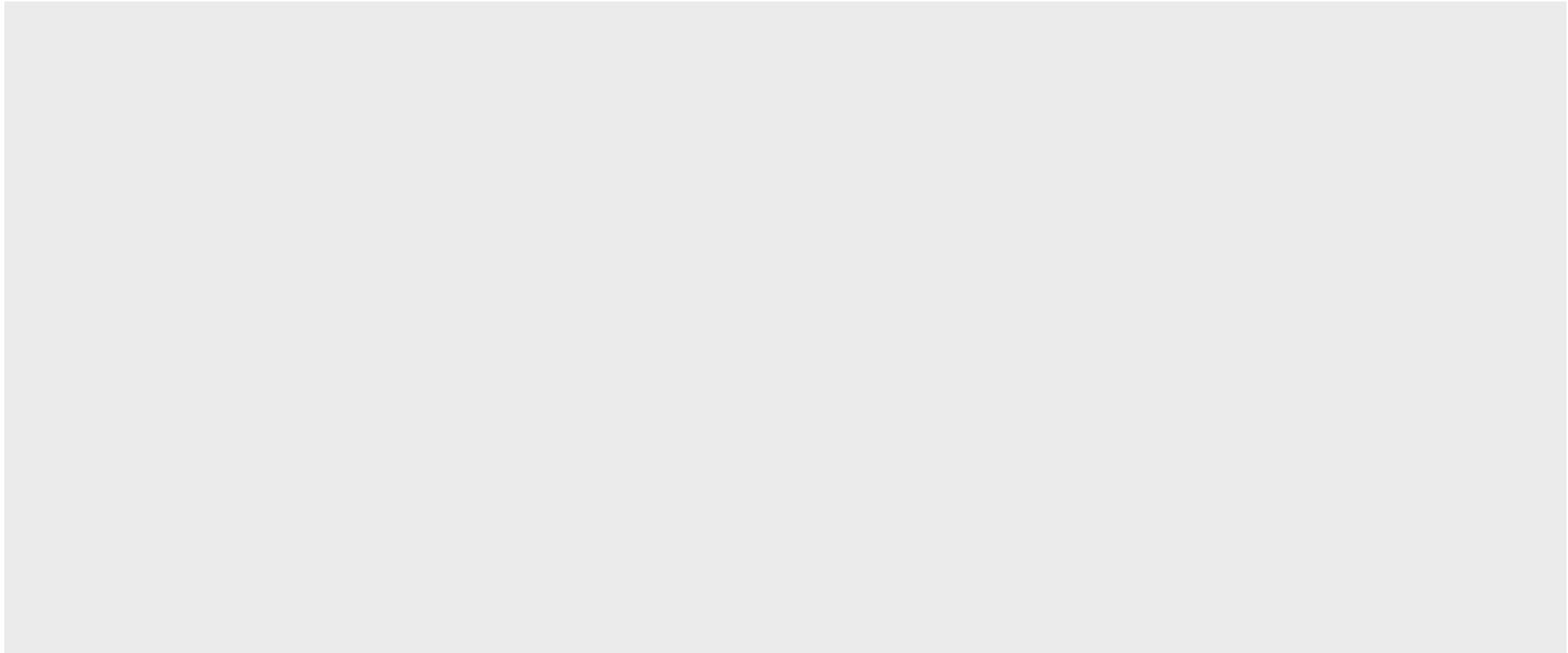
MORTGAGE ADVICE

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

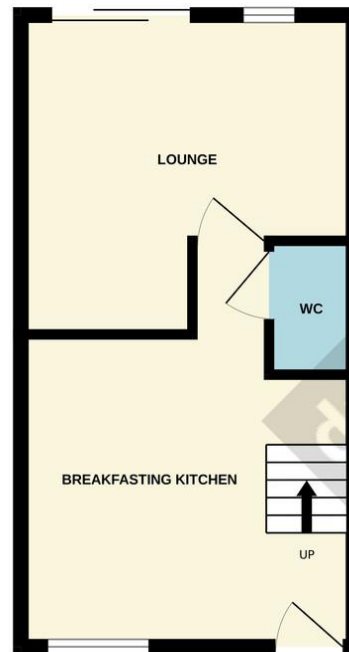
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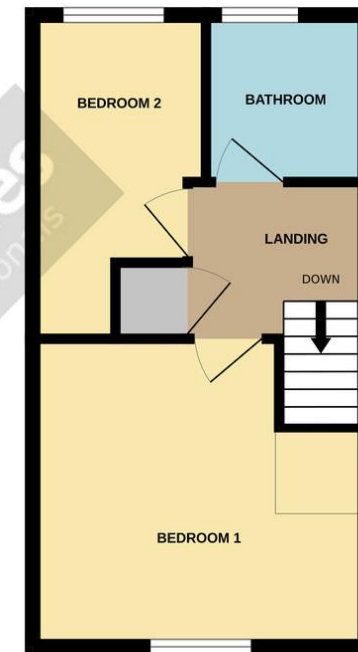
info@davidbailes.co.uk

01207231111

GROUND FLOOR
27.6 sq.m. (297 sq.ft.) approx.

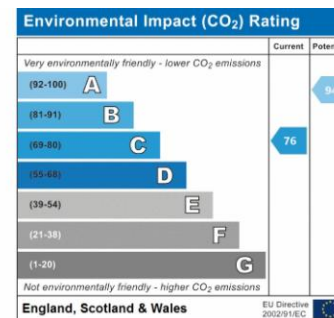
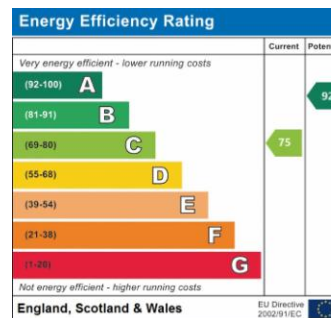


1ST FLOOR
27.6 sq.m. (297 sq.ft.) approx.



TOTAL FLOOR AREA: 55.2 sq.m. (594 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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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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