



Arnold Close | East Stanley | Co. Durham | DH9 6TX

£105,000

David Bailes is delighted to introduce to the market this impeccably presented two-bedroom end terraced house, emanating a contemporary vibe and representing an ideal acquisition for a first-time buyer. Situated in a sought-after estate in East Stanley, this home is conveniently close to a host of local amenities, ensuring everyday needs are easily met.

The interior unfolds with a welcoming hallway, leading to a stylish lounge and a well-appointed kitchen. Additionally, a rear lobby and a WC contribute to the thoughtfully designed layout on the ground floor. To the first floor, a landing area opens to two spacious bedrooms and a modern bathroom, providing a comfortable and harmonious living space.

- End terraced house
- 2 bedrooms
- No upper chain
- Very well presented
- Gardens



Property Description

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Externally, the property boasts well-maintained gardens to both the front and rear, offering delightful outdoor spaces for relaxation and enjoyment. The home is equipped with gas combi central heating and features uPVC double glazing. With

a freehold tenure, Council Tax in Band A, and an EPC rating of C (71), this residence blends convenience with contemporary living.

HALLWAY

Composite double glazed entrance door, double radiator, stairs to the first floor, wall mounted room thermostat and a door leading to the lounge.

LOUNGE

18' 2" x 12' 3" (5.56m x 3.75m) Wood fire surround marble effect inlay and hearth, electric fire. uPVC double glazed window, double radiator, TV aerial point, telephone point and a door leading to the kitchen.

KITCHEN

7' 10" x 12' 3" (maximum) (2.40m x 3.75m) 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 extractor canopy over. Stainless steel

sink with mixer tap, plumbed for a washing machine, single radiator, large storage cupboard, uPVC double glazed window and a door leading to the rear porch.

REAR PORCH

5' 5" x 3' 0" (1.66m x 0.93m) uPVC double glazed rear exit door and a door to the WC.

WC

8' 1" x 3' 1" (2.47m x 0.96m) WC, uPVC double glazed window and a wash basin.

FIRST FLOOR

LANDING

Loft access hatch, storage cupboard housing the gas combi central heating boiler. Doors lead to the bedrooms and bathroom.

BEDROOM 1 (TO THE FRONT)

12' 1" x 12' 4" (3.70m x 3.77m) Large storage cupboard, additional cupboard, uPVC double glazed window, and a double radiator.

BEDROOM 2 (TO THE REAR)

11' 2" x 8' 11" (3.41m x 2.72m) Storage cupboard, uPVC double glazed window and a single radiator.

BATHROOM

7' 4" x 6' 6" (2.24m x 2.00m) A white suite featuring a panelled bath with shower fitment, glazed screen and PVC splash-backs, wash basin with base storage, WC, chrome towel radiator and a uPVC double glazed window.

EXTERNAL

TO THE FRONT

Lawn garden with timber fencing to each side.

TO THE REAR

Lawn garden enclosed by timber fence.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC 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

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. 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.





NEED A MORTGAGE?

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

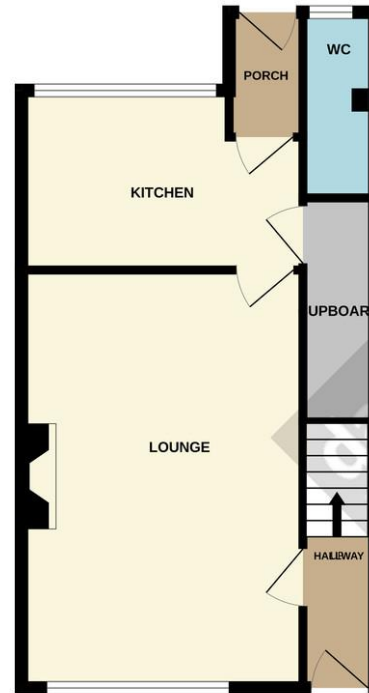
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GROUND FLOOR
38.9 sq.m. (419 sq.ft.) approx.



1ST FLOOR
37.2 sq.m. (401 sq.ft.) approx.



TOTAL FLOOR AREA: 76.1 sq.m. (820 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		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	71	
(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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