

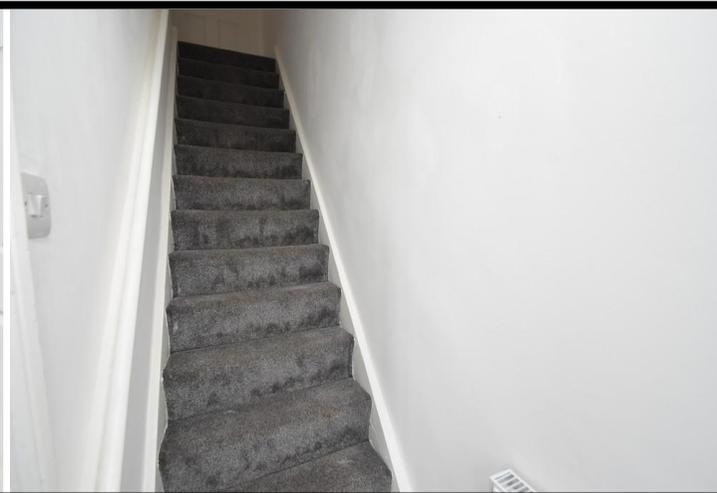


## Charlotte Street | South Moor | Stanley | DH9 7AT

Presenting a recently refurbished, extended two-bedroom end-terraced house, complete with a welcoming front garden and a private yard, available without any upper chain. The well-appointed accommodation comprises a hallway, leading to a spacious lounge and a modern kitchen. The first floor introduces a landing area, granting access to two generously-sized bedrooms and a large, well-equipped bathroom. Externally, the property boasts a charming garden at the front and a self-contained yard, to the rear. Additionally, there is potential to acquire additional land to the side, which is currently not included in the title, providing an opportunity for further expansion or enhancement.

## Offers In Region Of £66,000

- Extended end terraced house
- 2 bedrooms
- Garden and yard
- No upper chain
- Recently refurbished



## Property Description

Presenting a recently refurbished, extended two-bedroom end-terraced house, complete with a welcoming front garden and a private yard, available without any upper chain. The well-appointed accommodation comprises a hallway, leading to a spacious lounge and a modern kitchen. The first floor introduces a landing area, granting access to two generously-sized bedrooms and a large, well-equipped bathroom.

Externally, the property boasts a charming garden at the front and a self-contained yard, to the rear. Additionally, there is potential to acquire additional land to the side, which is currently not included in the title, providing an opportunity for further expansion or enhancement.

Ensuring comfort and efficiency, the residence is fitted with gas combi central heating and features uPVC double glazing. It has earned an EPC rating of C (70), indicative of its energy efficiency. Tenure is Freehold, and it falls under Council Tax band A. For those who wish to explore the property from the comfort of their homes, a virtual tour is available.

### HALLWAY

uPVC double glazed entrance door, stairs to the first floor, single radiator and a door leading to the lounge.

### LOUNGE

17' 2" x 13' 1" (5.25m x 4.01m) Under-stair storage cupboard, uPVC double glazed window double radiator, coving and a door leading to the kitchen.

### KITCHEN

6' 3" x 13' 2" (1.91m x 4.03m) A newly installed kitchen fitted with a range of high gloss white wall and base units with contrasting laminate worktops and tiled splash-backs. Integrated fan assisted electric oven/grill, four ring electric hob with glass splash-back and extractor canopy over. Stainless steel sink with mixer tap, plumbed for a washing machine single radiator, two uPVC double glazed windows and matching rear exit door, wall mounted gas combi central heating boiler.

### FIRST FLOOR

#### LANDING

Loft access hatch and doors leading to the bedrooms and bathroom.

#### BEDROOM 1 (TO THE FRONT)

11' 7" x 10' 6" (3.54m x 3.21m) Storage cupboard, uPVC double glazed window, single radiator and coving.

#### BEDROOM 2 (TO THE REAR)

10' 6" x 6' 5" (3.22m x 1.96m) uPVC double glazed window, single radiator and coving.

#### BATHROOM

12' 5" x 6' 10" (3.80m x 2.10m) A spacious bathroom fitted with a panelled bath, shower fitment and glazed screen, PVC panelled splash-backs, wash basin with base storage, WC, single radiator, coving and a uPVC double glazed window.

## EXTERNAL

### TO THE FRONT

Lawn garden.

### TO THE REAR

Self-contained yard.

### TO THE SIDE

There is a piece of land to the side which is currently not on the title of the property. It has been cultivated with gravel and timber gates provide the potential for off-street parking. We stress that this land is not part of the sale but any potential purchasers could seek to claim title or purchase the land in the future.

## HEATING

Gas fired central heating via combination boiler and radiators.

## GLAZING

uPVC double glazing installed.

## ENERGY EFFICIENCY

EPC rating C (70). 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.

## SELECTIVE LICENCE

If you are looking at a buy to let option then 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.

## 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

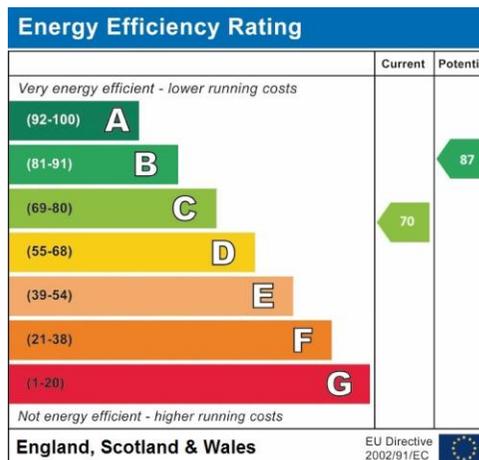
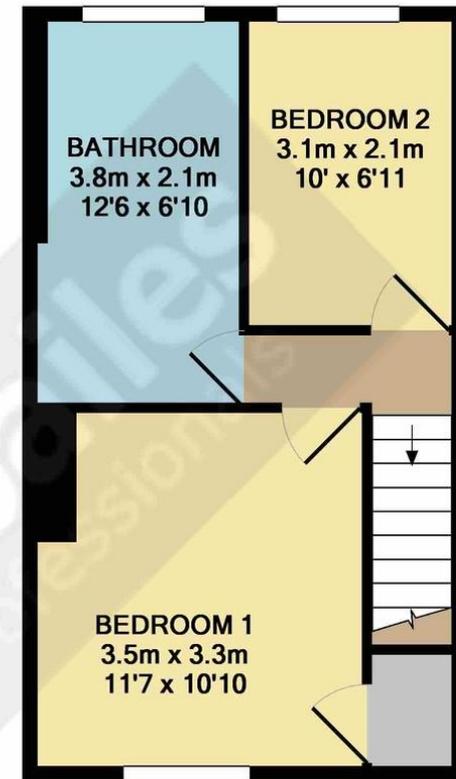
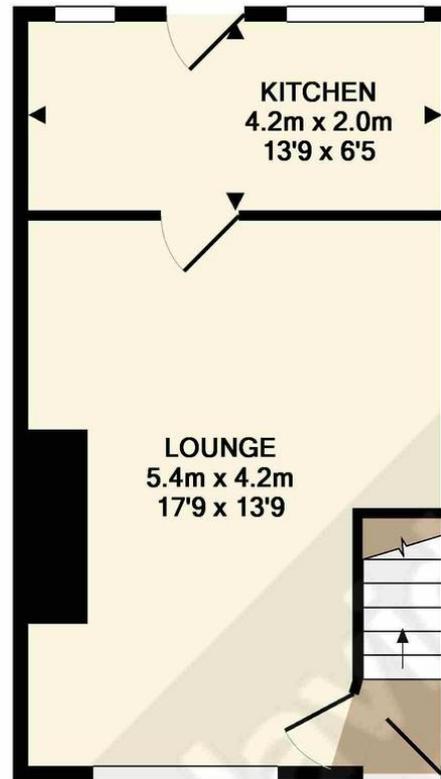
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



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