



## Simpson Street | Stanley | Co. Durham | DH9 0PF

Located within walking distance of the town centre and available with no upper chain we offer this two bedroom terraced house comprising a lounge, kitchen/diner with integrated oven, first floor landing, two bedrooms and bathroom. Small forecourt garden to the front and self-contained yard to the rear. Gas central heating, uPVC double glazing. EPC rating E (48), Council Tax band A, freehold. Virtual tour available.

**£59,950**

- Terraced 2 bedroom house
- No upper chain
- Close to the town centre
- Lounge
- Kitchen/diner with integrated oven



## Property Description

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### LOUNGE

13' 7" x 15' 1" (4.16m x 4.60m) uPVC double glazed entrance door with matching window, fire surround with marble inlay and hearth with gas fire incorporating a central heating back boiler, stairs to the first floor, two double radiators, TV aerial cable and a door leading to the kitchen/diner.

### KITCHEN/DINER

7' 10" x 15' 1" (2.40m x 4.60m) Fitted with a range of wall and base units with contrasting laminate worktops, upstands and tiled

splash-backs. Integrated oven/grill, halogen hob, stainless steel sink with mixer tap, plumbed for a washing machine space for a fridge/freezer, part tiled floor, uPVC double glazed rear exit door with matching window, double radiator and telephone points.

### FIRST FLOOR

#### LANDING

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

#### BEDROOM 1 (TO THE FRONT)

13' 6" x 15' 1" (maximum) (4.13m x 4.60m) uPVC double glazed window, airing cupboard housing the hot water tank, single radiator.

#### BEDROOM 2 (TO THE REAR)

8' 0" x 8' 10" (2.45m x 2.70m) uPVC double glazed window, single radiator and coving.

### BATHROOM

4' 11" x 6' 0" (1.50m x 1.83m) A white suite featuring a panelled bath, pedestal wash basin, WC, fully tiled walls, single radiator and a uPVC double glazed window.

### EXTERNAL

Small forecourt garden to the front with a self-contained yard to the rear.

### HEATING

Gas fired central heating via boiler and radiators.

### GLAZING

uPVC double glazing installed.

### ENERGY EFFICIENCY

EPC rating E (48). 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.

## 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

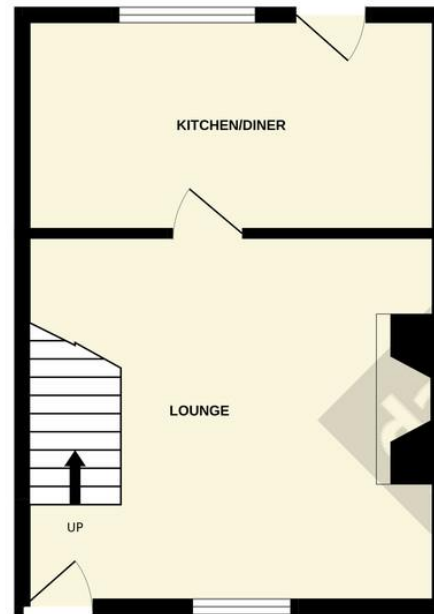
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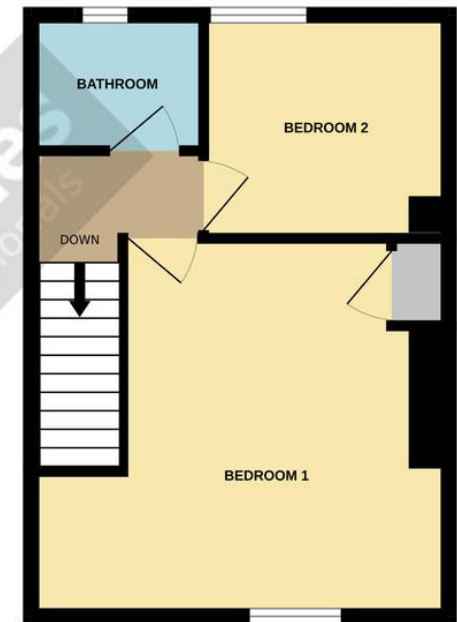
[info@davidbailes.co.uk](mailto:info@davidbailes.co.uk)

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GROUND FLOOR  
28.8 sq.m. (309 sq.ft.) approx.



1ST FLOOR  
29.6 sq.m. (319 sq.ft.) approx.



TOTAL FLOOR AREA : 58.4 sq.m. (629 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
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
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

