



## Westfields | Stanley | Co. Durham | DH9 7NN

A delightful three-bedroom family home, situated close to the town centre, features gardens and has undergone significant refurbishment in 2016. This refurbishment included a new kitchen, bathroom, and gas combi boiler, and the property has been recently redecorated. Offered with no upper chain, the property comprises a hallway, storage cupboard, WC, lounge, and a dining room that opens into the kitchen. On the first floor, there is a landing, three bedrooms, and a family bathroom equipped with both a bath and a separate shower. Additional features include gas combi central heating, full uPVC double glazing, and freehold tenure. The property falls under Council Tax band A and has an EPC rating of E (51). A virtual tour is available.

£99,950

- Mid terraced house with no chain
- Three bedroom family home
- Gardens to the front and rear
- Modern kitchen and bathroom
- Garden to front and rear



## Property Description

### HALLWAY

7' 6" x 3' 9" (2.31m x 1.15m) uPVC double glazed entrance door, storage cupboard, double radiator, stairs to the first floor and doors leading to the lounge, kitchen and WC..

### CLOAKROOM/WC

4' 11" x 3' 9" (1.51m x 1.15m) Low level WC, wash hand basin with tiled splashback and a uPVC double glazed window.

### LOUNGE

12' 2" x 11' 1" (3.71m x 3.40m) uPVC double glazed window, T.V. aerial, plug to allow for a wall mounted T.V., telephone point, double radiator and glazed doors lead to the dining room.

### DINING ROOM

11' 1" x 8' 10" (3.40m x 2.70m) uPVC double glazed window, double radiator, inset LED spotlights and a large opening to the kitchen.

### KITCHEN/BREAKFAST ROOM

13' 3" x 10' 1" (4.05m x 3.08m) Installed in 2016 and fitted with a range of wall and base units with complimentary butchers-block style laminate worktops and tiled splashbacks. Integrated fan assisted electric oven/grill, matching inset stainless steel four ring gas hob with illuminated extractor canopy over. Inset stainless steel single drainer sink with mixer tap, plumbed for a washing machine and space for a fridge/freezer. Wall unit conceals a gas combi central heating boiler, uPVC double glazed window, single radiator, large under-stair storage cupboard, door to the hallway and a uPVC double glazed exit door.

### FIRST FLOOR

#### LANDING

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

### BEDROOM 1 (TO THE REAR)

11' 3" x 11' 10" (3.45m x 3.61m) Built-in storage cupboard with shelf and hanging rail, uPVC double glazed window and a double radiator.

### BEDROOM 2 (TO THE FRONT)

11' 5" x 11' 3" (3.50m x 3.44m) uPVC double glazed window and a double radiator.

### BEDROOM 3 (TO THE FRONT)

10' 0" x 10' 4" (3.06m x 3.17m) An L-shaped room with a uPVC double glazed window and a double radiator.

### BATHROOM/WC

7' 7" x 7' 0" (2.33m x 2.15m) A white panelled bath, separate enclosed shower cubicle with thermostatic shower and glazed door, pedestal wash basin, low level WC, chrome towel radiator, part Travertine effect tiled walls, ceiling extractor fan and a uPVC double glazed window.



## EXTERNAL

### TO THE FRONT

Lawn garden enclosed by a timber fence.

### TO THE REAR

Self-contained yard with brick-built tool sheds. Enclosed by a timber fence.

## HEATING

Gas fired central heating via combination boiler and radiators.

## GLAZING

Full uPVC double glazing installed.

## ENERGY EFFICIENCY

EPC rating E (51). Please speak to a member of staff for a copy of the full Energy Performance Certificate. Please note that since the production of this EPC a new gas condensing combi boiler has been installed which will have a positive

impact on the overall efficiency.

## 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.

## 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

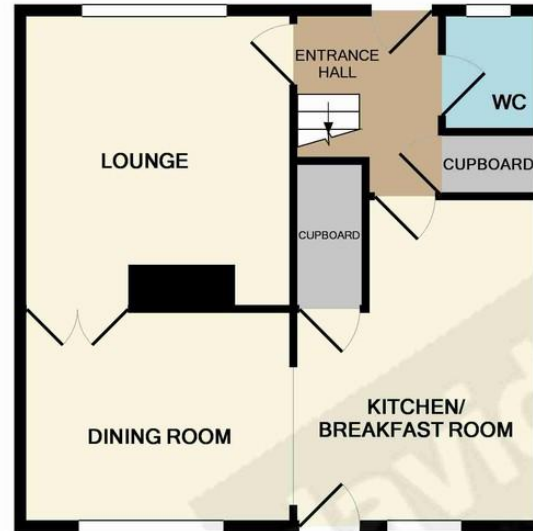
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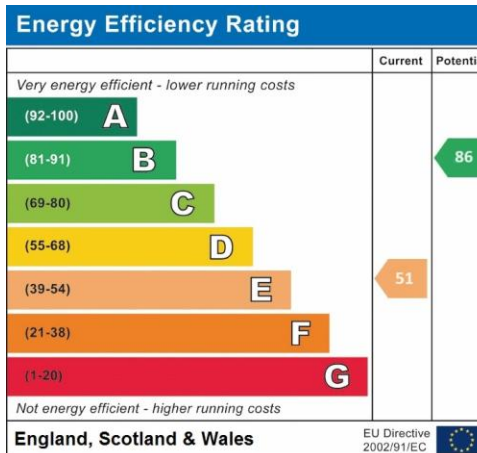
GROUND FLOOR  
APPROX. FLOOR  
AREA 40.8 SQ.M.  
(439 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 41.5 SQ.M.  
(447 SQ.FT.)

TOTAL APPROX. FLOOR AREA 82.3 SQ.M. (886 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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