



Wylam Road | Shield Row | Stanley | DH9 0EE

This property is an outstanding example of a period two-bedroom end-terraced house, seamlessly blending traditional charm with contemporary features. Finished to a high standard, it offers open-plan living with generous proportions and the potential for a loft extension. Key features include an attached garage, a driveway, and a log-burning stove. The accommodation briefly includes a lounge, with openings to the dining room/study. Stairs lead down to the lower ground floor breakfasting kitchen, while another staircase ascends to the first-floor bedrooms and bathroom. The house benefits from gas combi central heating, uPVC double glazing, and is a freehold property. It falls under Council Tax band A and has an EPC rating of D (61). A virtual tour is available for prospective buyers.

£145,000

- Outstanding period two-bedroom end-terraced house
- Blends traditional charm with contemporary features
- High-standard finish with open-plan, spacious living areas
- Potential for loft extension
- Includes attached garage and driveway



Property Description

GROUND FLOOR

LOUNGE

10' 9" x 15' 11" (3.28m x 4.87m) Composite double glazed entrance door, laminate flooring extending into the dining room, bay with uPVC double glazed windows, feature exposed brick inglenook with log burning stove on a tiled hearth, period triple column radiators, coving and two openings leading to the dining room.

DINING ROOM

14' 4" x 15' 11" (4.37m x 4.87m) Currently being utilised as a sitting room with laminate flooring, uPVC double glazed window, coving, stairs lead down to the lower ground floor breakfasting kitchen and an additional staircase ascends to the first floor. Large opening to the study area.

STUDY AREA

7' 3" x 7' 0" (2.23m x 2.14m) Located off the dining room this area is currently being used as a home office with two uPVC double glazed windows, laminate flooring and a telephone point.

LOWER GROUND FLOOR

BREAKFASTING KITCHEN

13' 1" x 15' 11" (4.37m x 4.87m) Fitted with a contemporary range of wall and base units with concealed lighting onto butchers-block style laminate worktops, upturn and tiled splash-backs. Large breakfast bar, integrated fan assisted electric oven/grill, four ring gas hob with extractor over. Raised enamel sink with vegetable drainer and mixer tap, plumbed for a washing machine, uPVC double glazed window, coving and vinyl floor tiles extending through to the utility area.

UTILITY AREA

7' 3" x 6' 3" (2.23m x 1.93m) Base units, laminate worktop, plumbed for a washing machine, wall mounted gas combi central heating boiler, uPVC double glazed window, vinyl floor tiles, tall triple column radiator and a uPVC double glazed rear exit door.

FIRST FLOOR

LANDING

uPVC double glazed window, loft access hatch with pull-down ladder. The loft is fully boarded, carpeted has power points and lighting and has the potential to be converted into further living space (subject to building regulations and planning consent, if required). Doors lead to the bedrooms and bathroom.

BEDROOM 1 (TO THE FRONT)

11' 5" x 15' 11" (3.50m x 4.87m) Stained floorboards, fitted wardrobe with sliding doors, storage recess with curtain, uPVC

double glazed window, single radiator and coving.

BEDROOM 2 (TO THE REAR)

11' 3" x 11' 5" (3.45m x 3.50m) Fitted wardrobe with sliding doors, uPVC double glazed window, painted floorboards, picture rail coving and a double radiator.

BATHROOM

11' 1" (maximum) x 6' 7" (maximum) (3.39m x 2.03m) A white suite featuring a panelled bath with period style shower fitment plus a thermostatic shower over, curtain on a chain. Twin wash basin with base storage and vanity mirrored cabinet over, WC, triple column radiator with towel rail, part tiled walls, uPVC double glazed window, tiled floor and a PVC part panelled ceiling.

EXTERNAL

TO THE FRONT

A modest forecourt garden with feature tiled path and artificial lawn enclosed by a sandstone wall.

TO THE REAR

Spacious paved patio, cold water supply tap, rear gate. To the side is a gated tiered timber decked patio with artificial lawn.

GARAGE & PARKING

There is a good-sized attached single garage to the side with electric roller door, security bar, power points, lighting and rear window. In front and to the side of the garage is a hard-stand providing the potential for off-street parking. Please note an official dropped curb would be required to make this official off-street parking. To the side of the garage is an additional small parcel of garden land.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (61). 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

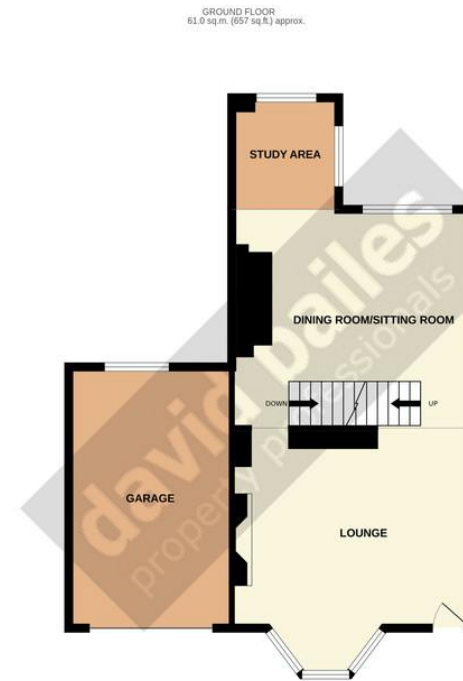
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TOTAL FLOOR AREA: 128.6 sq.m. (1384 sq.ft.) approx.

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		
(69-80)	C		77
(55-68)	D	61	
(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

