



Unity Terrace | New Kyo | Stanley | DH9 7JR

NO UPPER CHAIN. A delightful three-bedroom stone-built terraced house, featuring a loft conversion and available with no upper chain. The accommodation is well-presented and includes a hallway, lounge, breakfasting kitchen, rear porch, and WC on the ground floor. The first floor comprises a landing, two bedrooms, and a combined bathroom/WC. A staircase from the landing leads to a third bedroom in the converted loft. The property also offers a self-contained yard, security cameras, gas combi central heating, uPVC double glazing, and is freehold. It falls under Council Tax band A and has an EPC rating of D (62). A virtual tour is available.

£85,000

- A smart three-bedroom stone-built terraced house.
- Features a loft conversion
- Available with no upper chain
- Well-presented accommodation
- Ground floor includes hallway, lounge, breakfasting kitchen, rear porch, and WC



Property Description

HALLWAY

Composite double glazed entrance door to hallway. Stair to the first floor and a glazed door to the lounge.

LOUNGE

13' 10" x 16' 4" (maximum) (4.23m x 4.98m) Tiled floor, uPVC double glazed window, double radiator with cover, dado rail, coving and a glazed door leading to the breakfasting kitchen.

BREAKFASTING KITCHEN

8' 6" x 16' 4" (2.60m x 4.98m) Fitted with a good range of wall and base units finished in white with contrasting laminate worktops and tiled splash-backs. Slot-in electric cooker with stainless steel extractor canopy over, sink with mixer tap, breakfast bar, plumbed in washing machine, cupboards provide space for additional appliances, concealed gas combi central heating boiler, single radiator with cover, uPVC double glazed window and matching stable door to the rear porch.

REAR PORCH

Tiled floor, part-tiled walls, door to the WC, uPVC double glazed windows and a rear exit door to the yard.

WC

4' 7" x 2' 10" (1.42m x 0.87m) WC and tiled walls.

FIRST FLOOR

LANDING

Doors lead to the bedrooms, bathroom and a further door leads to the staircase to the 3rd bedroom.

BEDROOM 1 (TO THE REAR)

10' 11" x 10' 4" (3.34m x 3.17m) uPVC double glazed window, free-standing wardrobe and a single radiator.

BEDROOM 2 (TO THE FRONT)

11' 8" x 9' 8" (3.56m x 2.96m) uPVC double glazed window and a single radiator.

BATHROOM

7' 8" x 5' 6" (2.36m x 1.68m) A white suite featuring a panelled bath with glazed shower screen over with thermostatic shower. Travertine effect tiled walls, wash basin with base storage, WC, uPVC double glazed window, vinyl floor tiled and a chrome towel radiator.

LOFT CONVERSION

BEDROOM 3

16' 3" x 14' 6" (4.97m x 4.43m) A professionally converted loft with building completion certificate. Accessed via a staircase, storage cupboard, Velux double glazed windows and inset LED spotlights.

EXTERNAL

Self-contained yard with timber decking and cold water supply tap.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (62). 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.

SELECTIVE LICENCE

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 for further information.

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

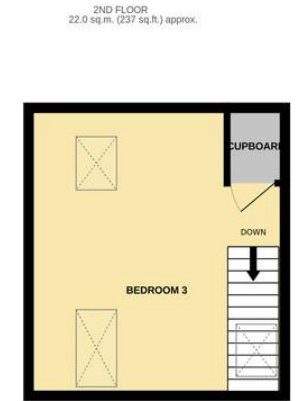
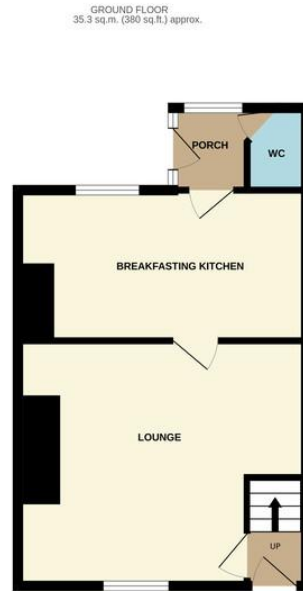
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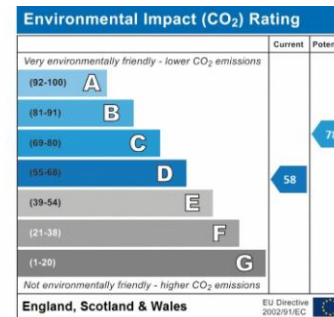
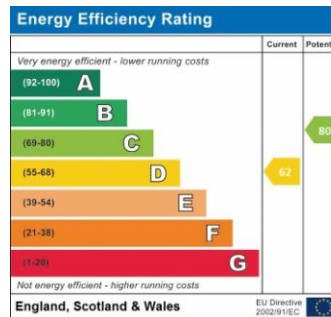
info@davidbailes.co.uk

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TOTAL FLOOR AREA: 90.3 sq.m. (972 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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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

