



Avon Road | Stanley | Co. Durham | DH9 6JT

This two-bedroom mid-terraced bungalow, featuring a low-maintenance front garden and an enclosed rear yard, is available with no upper chain. The accommodation comprises a lounge/diner, a rear hallway, a kitchen with a gas cooker, a bathroom with a shower over the bath, and two double-sized bedrooms. It is warmed by gas combi central heating and has full uPVC double glazing installed. The property is freehold, falls under Council Tax band A, and has an EPC rating of D. A virtual tour is available.

£65,000

- 2 Bedroom mid-terraced bungalow
- No upper Chain: ideal for those looking for a quick and hassle-free move
- Low-maintenance front garden patio
- Enclosed rear yard
- Comfortable lounge/diner



Property Description

LOUNGE/DINER

13' 11" x 12' 10" (maximum) (4.26m x 3.93m) uPVC double glazed entrance door with matching window, laminate flooring, storage cupboard housing the gas combi central heating boiler. Double radiator, TV aerial and satellite TV cables, telephone point and doors leading to the rear hallway and bedrooms.

REAR HALLWAY

8' 10" x 3' 10" (2.70m x 1.19m) Laminate flooring, uPVC double glazed rear exit door to yard and internal doors lead to the kitchen and bathroom.

KITCHEN

8' 10" x 7' 1" (2.70m x 2.17m) Fitted with a range of wall and base units with contrasting complimentary work surfaces and tiled splash-backs. Slot-in gas cooker, plumbed for washing machine, sink with vegetable drainer and mixer tap, breakfast bar, uPVC double glazed window and a double radiator.

BATHROOM

8' 10" x 4' 7" (2.70m x 1.41m) A white suite featuring a panelled bath with electric shower over, glazed screen, tiled splash-backs, WC, pedestal wash basin, double radiator, uPVC double glazed window and a loft hatch.

BEDROOM 1 (TO THE FRON)

10' 11" x 10' 11" (3.34m x 3.34m) uPVC double glazed window, laminate flooring and a double radiator.

BEDROOM 2 (TO THE REAR)

11' 10" x 7' 7" (3.61m x 2.32m) uPVC double glazed window, laminate flooring and a double radiator.

EXTERNAL

To front - low maintenance garden enclosed by fence with access gate. To rear - self-contained yard with access gate, steps to the rear door, attached outbuilding.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (58). 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.

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.

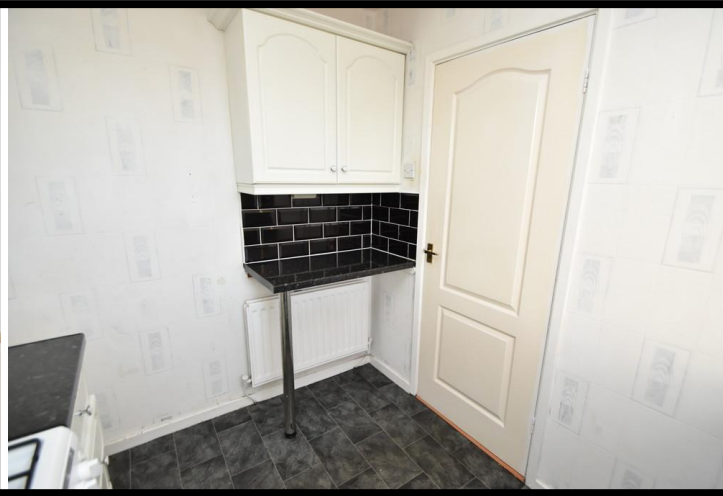
MORTGAGE ADVICE

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

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GROUND FLOOR
49.5 sq.m. (533 sq.ft.) approx.



TOTAL FLOOR AREA: 49.5 sq.m. (533 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)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<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

