

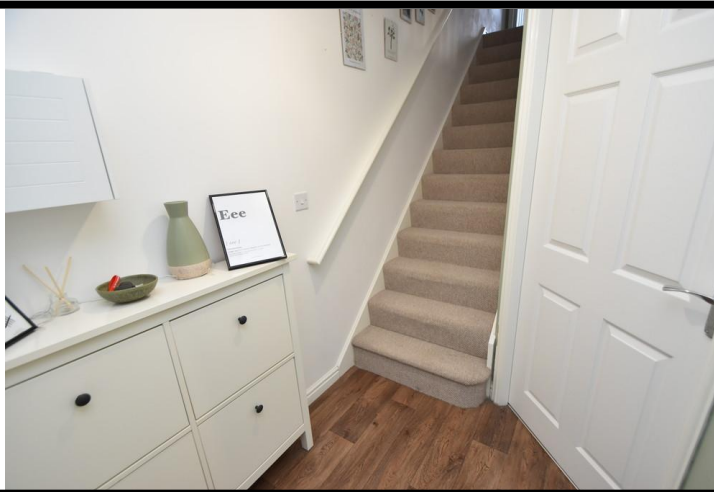


Hewers Close | Greencroft | Stanley | DH9 8FF

Recently constructed by Gleeson Homes, this three-bedroom, semi-detached house is presented in excellent condition and is available without an upper chain. The layout is practical, featuring an entrance hallway, a kitchen/diner, a cloakroom/WC, and a lounge with views of the rear garden. The first floor includes a landing, three bedrooms, and a bathroom. Outside, the property boasts gardens and off-street parking. It benefits from gas combi central heating and uPVC double glazing. The property is freehold, falls under Council Taxband B, and has an EPC rating of B (84). The property has the remainder of a 10 year NHBC guarantee. A virtual tour is available.

£136,000

- Newly constructed semi-detached house by Gleeson Homes
- 3 bedrooms
- No upper chain
- Gardens & Parking: Features its own gardens and off-street parking
- Lounge overlooks the rear garden, offering a pleasant and relaxing view.



Property Description

HALLWAY

uPVC entrance door, stairs to the first floor, hard-wired smoke detector and a door leading to the kitchen/diner.

KITCHEN/DINER

16' 2" x 10' 2" (maximum) (4.93m x 3.11m) Fitted with a range of white wall and base units with contrasting wood effect laminate worktops which extends to create a breakfast bar. Tiled splash-backs, integrated fan assisted oven/grill, inset four ring gas hob with concealed illuminated extractor canopy over. Plumbed for a washing machine, space for a tall fridge/freezer, stainless steel sink with mixer tap, uPVC double glazed windows, space for a dining table, hard-wired heat and smoke detector, ceiling extractor fan, double radiator, under-stair cupboard and doors leading to the cloakroom/WC and lounge.

CLOAKROOM/WC

5' 5" x 2' 11" (1.67m x 0.90m) WC, wash basin with tiled splash-back, single radiator and a ceiling extractor fan.

LOUNGE

10' 10" x 13' 6" (3.31m x 4.13m) Overlooking the rear garden with uPVC double glazed French doors with matching window. Double radiator, wall mounted central heating controls, TV aerial and telephone points.

FIRST FLOOR

LANDING

Loft access hatch, hard-wired smoke detector and doors leading to the bedrooms and bathroom.

BEDROOM 1 (TO THE FRONT)

8' 3" x 13' 6" (2.52m x 4.13m) Twin uPVC double glazed windows and a single radiator.

BEDROOM 2 (TO THE REAR)

12' 5" x 7' 1" (3.80m x 2.18m) uPVC double glazed window and a single radiator.

BEDROOM 3 (TO THE REAR)

9' 4" x 6' 1" (2.86m x 1.87m) uPVC double glazed window and a single radiator.

BATHROOM

6' 0" x 7' 1" (1.83m x 2.18m) A white suite featuring a panelled bath with thermostatic shower over, glazed screen and tiled splash-backs. Pedestal wash basin, WC, uPVC double glazed window, single radiator and a ceiling extractor fan.

EXTERNAL

TO THE FRONT

Open lawn, paved footpath, cold water supply tap, to the side there is a Tarmac driveway providing off-street parking and a timber gate leading to the rear garden.

TO THE REAR

A lawn garden and paved patio enclosed by a timber fence.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating B (84). 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 B.

TENURE

We understand that the property is freehold. We would recommend that any purchaser has this confirmed by their legal advisor.

MAINTENANCE

We understand that there is an annual maintenance charge

which is currently £61.40 which goes towards the upkeep of the communal landscaped areas on the estate.

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,

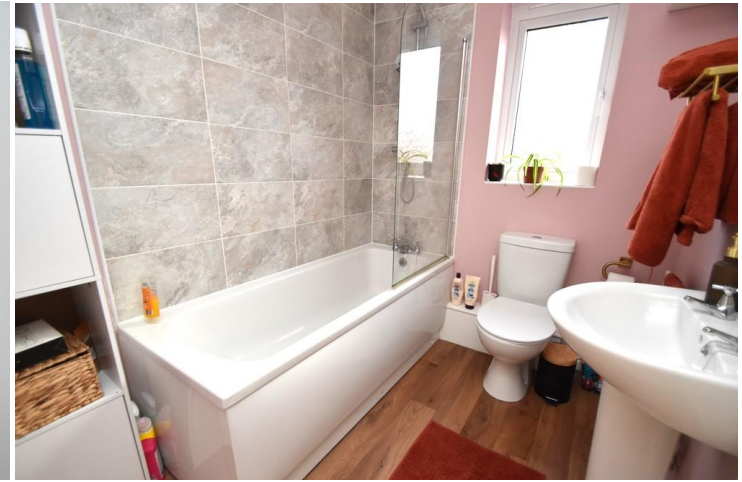
who will search the whole market to find the best suitable mortgage and help you progress through the process. Contact our office to arrange a telephone or office appointment.

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

B

Viewing Arrangements

Strictly by appointment

Contact Details

Anthony House

Anthony Street

Stanley

County Durham

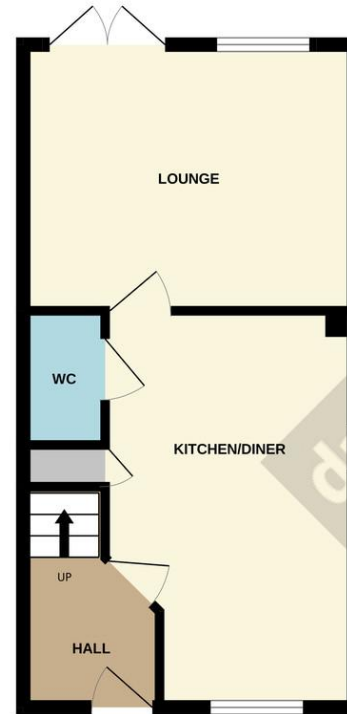
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GROUND FLOOR
33.9 sq.m. (365 sq.ft.) approx.



1ST FLOOR
33.9 sq.m. (365 sq.ft.) approx.



TOTAL FLOOR AREA - 67.9 sq.m. (730 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			96
(81-91) B		84	
(69-80) C			
(55-68) D			
(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



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