



Marx Crescent | Stanley | Co. Durham | DH9 6LA

£65,000

This two-bedroom terraced bungalow is available with no upper chain and with further improvements will make a lovely home. Heated by gas combi central heating and with uPVC double glazing the accommodation comprises a spacious lounge, two bedrooms, a rear hallway, kitchen, and bathroom. Low maintenance garden to the front and self-contained yard to the rear. On-street parking, freehold, Council Tax band A, EPC rating C (70). Please note the sale of this property is subject to probate being granted. Virtual tour available. Council Tax band of A,

- 2 bed bungalow with no upper chain.
- Potential for a lovely home with further improvements.
- Includes a spacious lounge, two bedrooms, a rear hallway, kitchen, and bathroom.
- Low-maintenance front garden and self-contained rear yard.
- Equipped with gas combi central heating.



Property Description

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LOUNGE

16' 5" x 13' 2" (5.02m x 4.02m) uPVC double glazed French doors with matching side windows, fireplace with electric fire, arched alcove with shelving, two double radiators, one single and doors leading to the bedrooms and rear hallway.

BEDROOM 1 (TO THE FRONT)

13' 1" x 10' 7" (4.01m x 3.25m) uPVC double glazed window, dado rail and a double radiator.

BEDROOM 2 (TO THE REAR)

11' 6" x 6' 6" (3.51m x 2.00m) Cupboard housing the gas combi central heating boiler, uPVC double glazed window and a single radiator.

REAR HALLWAY

8' 1" x 3' 0" (2.48m x 0.93m) Single radiator, uPVC double glazed rear exit door to the yard. Door leads to the bathroom and a doorway to the kitchen.

KITCHEN

8' 1" x 8' 3" (2.48m x 2.54m) Fitted with a range of wall and base units with concealed surface lighting onto laminate worktops and tiled splashbacks. Space for a slot-in cooker with extractor canopy over. Twin circular sink bowls with mixer tap, breakfast bar, plumbed for a washing machine, space for a tall

fridge/freezer, uPVC double glazed window and a double radiator.

BATHROOM

8' 2" x 4' 11" (2.50m x 1.50m) Panelled bath, pedestal wash basin, tiled splash-backs, WC, uPVC double glazed window, double radiator and a loft access hatch.

EXTERNAL

TO THE FRONT

A low maintenance garden overlooking a green enclosed by timber fence, gate and mature hedges.

TO THE REAR

A self-contained paved yard with brick tool-shed, additional timber shed. Enclosed by brick walls, timber fencing and gate.

PARKING

On-street parking to the rear.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating C (70). 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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County Durham

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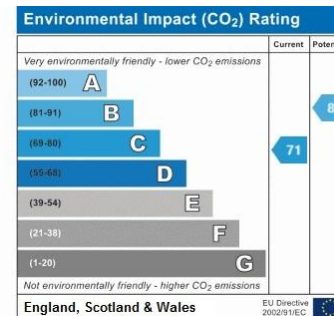
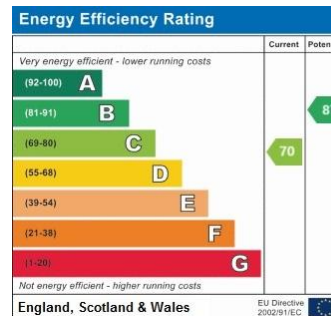
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GROUND FLOOR
53.7 sq.m. (578 sq.ft.) approx.



TOTAL FLOOR AREA - 53.7 sq.m. (578 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



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