



31 Derwent Street | Stanley | Co. Durham | DH9 8AX

This charming two-bedroom terraced house has been tastefully re-decorated and is now on the market with no onward chain, presenting an ideal opportunity for first-time buyers or investors. The house features a well-designed layout that includes an entrance hall leading to a cosy lounge and a spacious kitchen/diner equipped with integrated appliances. On the first floor, there are two generously sized double bedrooms, each with handy storage cupboards, and a well-appointed bathroom. Externally, the property benefits from an open-plan lawn at the front, and an enclosed yard at the rear for outdoor enjoyment. Gas combi central heating and uPVC double glazing. It is offered as a freehold property, falls under Council Tax Band A, and EPC rating E.

OIRO £85,000

- 2 Bedroom Mid Terrace
- Recently Redecorated
- Open Plan Kitchen/Diner
- Kitchen With Integrated Appliances
- 2 Double Sized Bedrooms



Property Description

HALLWAY

uPVC double glazed entrance door with matching side window, stairs to the first floor, double radiator and a door to the lounge.

LOUNGE

13' 4" Max x 12' 7" Max (4.07m x 3.84m) Under-stair storage cupboard, uPVC double glazed window, double radiator. Door leads to the kitchen/diner.

KITCHEN/DINER

16' 9" x 9' 11" (5.13m x 3.03m) An open plan room fitted with a modern range of wall and base units with contrasting laminate worktops that includes an extended breakfast bar. Tiled splash-backs, integrated appliances include an oven/grill, halogen hob, extractor canopy over, fridge and freezer. Plumbed in washing machine, stainless steel sink with vegetable drainer and mixer tap, wall mounted gas combi central heating boiler, laminate flooring, dining area, double

radiator, uPVC double glazed windows and a matching rear exit door.

FIRST FLOOR

LANDING

Loft access hatch and doors leading to the bedrooms and bathroom.

BEDROOM 1 (TO THE FRONT)

16' 9" x 9' 11" Max (5.13m x 3.04m) Over-stair cupboard, additional cupboard, uPVC double glazed window and a double radiator.

BEDROOM 2 (TO THE REAR)

12' 11" x 10' 3" Max (3.96m x 3.13m) Built-in cupboard, uPVC double glazed window and a double radiator.

BATHROOM

6' 3" x 5' 6" (1.92m x 1.70m) A white suite featuring a panelled

bath with glazed screen and thermostatic shower over. Fully tiled walls, pedestal wash basin, WC, chrome towel radiator, uPVC double glazed window, PVC panelled ceiling and laminate vinyl wall tiles.

EXTERNAL

TO THE FRONT

Open plan lawn.

TO THE REAR

An enclosed yard with detached brick tool sheds.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating E. 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

Anthony House

Anthony Street

Stanley

County Durham

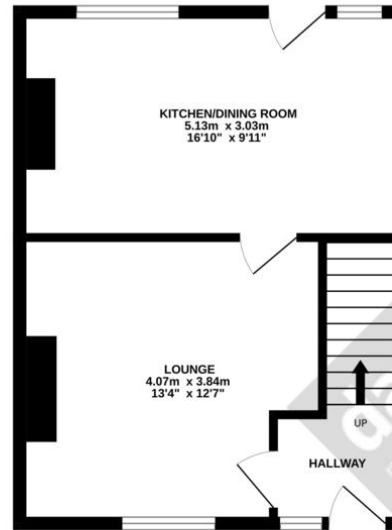
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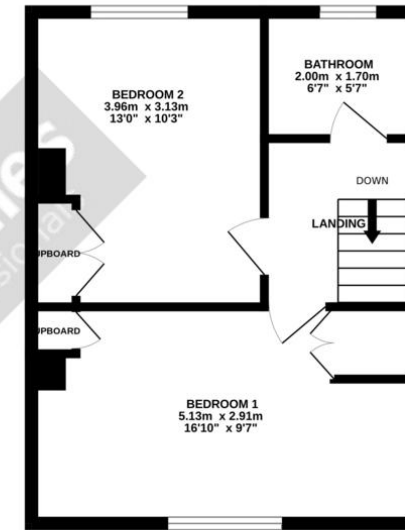
info@davidbailes.co.uk

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GROUND FLOOR
34.2 sq.m. (368 sq.ft.) approx.



1ST FLOOR
34.8 sq.m. (375 sq.ft.) approx.



TOTAL FLOOR AREA : 69.0 sq.m. (742 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		
(69-80)	C		77
(55-68)	D		
(39-54)	E	40	
(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



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