



Derwent Terrace | Greencroft | Stanley | DH9 8NN

A very well presented two bedroom stone built mid-terraced house which is available with no upper chain and would be perfect for a first time buyer or those looking to downsize. The property occupies a lovely position overlooking the cricket ground to the rear and is close to local amenities. Warmed by gas combi central heating and full uPVC double glazing. Accommodation briefly comprises an entrance hallway, lounge with log burner, open plan kitchen/diner with patio doors, utility room and ground floor bathroom. To the first floor there is a landing plus two double bedrooms. EPC rating D (63), Council Tax band A, freehold tenure.

£91,000

- Beautifully presented two-bedroom, stone-built mid-terraced house.
- Ideal for first-time buyers or those looking to downsize.
- Envious location with views overlooking a cricket ground.
- No upper chain
- Lounge with log burner.



Property Description

ENTRANCE HALLWAY

8' 10" x 3' 2" (2.70m x 0.97m) uPVC double glazed entrance door, laminate flooring, staircase to the first floor, double radiator and a door leading to the kitchen/diner.

KITCHEN/DINER

17' 8" (maximum) x 12' 3" (5.39m x 3.75m) Fitted with a range of wall and base units with laminate worktops and tiled splash-backs. Integrated oven and gas cooking hob, sink with mixer tap, space for tall fridge/freezer, wall mounted gas combi central heating boiler, laminate flooring, uPVC double glazed French doors open to the rear yard, under-stair storage cupboard, double radiator and doors leading to the lounge and utility room.

LOUNGE

13' 9" x 11' 10" (4.21m x 3.63m) A lovely cosy room with a feature inglenook fireplace with a log burning stove on a tiled hearth, double radiator, coving to the ceiling and a uPVC

double glazed window.

UTILITY ROOM

7' 1" x 3' 8" (2.18m x 1.12m) Fitted laminate worktop with base storage cupboard, plumbed for a washing machine, uPVC double glazed window and a door leading to the bathroom.

BATHROOM

7' 1" x 5' 7" (2.18m x 1.71m) Panelled bath with shower fitment over, curtain and rail, tiled splash-backs, extractor fan, pedestal wash basin, WC, chrome towel radiator and a uPVC double glazed window.

FIRST FLOOR

LANDING

uPVC double glazed window, loft access hatch with pull-down loft ladder. Doors lead to the bedrooms.

BEDROOM 1 (TO THE FRONT)

17' 8" x 12' 0" (5.39m x 3.66m) A large spacious room to the front of the house with feature cast iron decorative fireplace, double radiator and a uPVC double glazed window.

BEDROOM 2 (TO THE REAR)

12' 5" x 10' 11" (3.80m x 3.35m) A double room to the rear with a single radiator and a uPVC double glazed window with elevated views towards the cricket ground.

EXTERNAL

TO THE FRONT

Small low-maintenance garden with a mature hedging and wooden access gate.

TO THE REAR

Self-contained yard.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (63). 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.

VIEWINGS

Strictly by appointment.

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

DH9 8AF

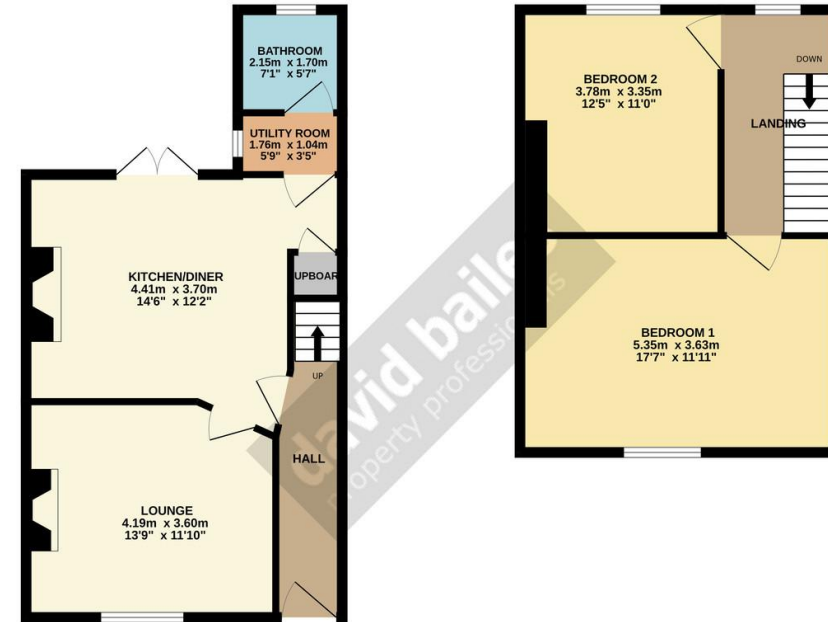
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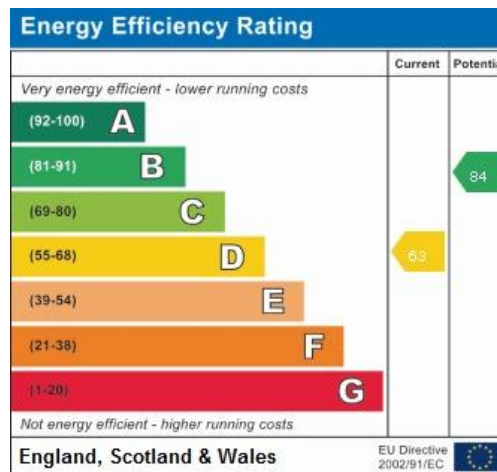
GROUND FLOOR

1ST FLOOR



DERWENT TERRACE

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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