



Westfields | Stanley | Co. Durham | DH9 7BP

This three-bedroom end-terrace house is conveniently located within walking distance of the town centre and is offered chain-free. With some modernisation, it could be transformed into a superb family home. The property features an entrance lobby, kitchen, dining room, lounge, and conservatory on the ground floor, along with a WC and a spacious storage cupboard. Upstairs, there are three bedrooms, an additional large storage cupboard, and a family bathroom. Externally, the property benefits from off-road parking at the front and a private rear garden with a detached brick tool-shed. Additional features include gas combi central heating, full uPVC double glazing, and a Council Tax band A. The property holds freehold tenure and has an EPC rating of D (65). A virtual tour is available for further insight.

£84,950

- Three-bedroom end-terrace house.
- Convenient location, close to the town centre.
- Offered chain-free for immediate purchase.
- Requires modernisation, potential to become a superb family home.
- Lounge, dining room and conservatory.



Property Description

ENTRANCE LOBBY

3' 1" x 2' 10" (0.94m x 0.87m) uPVC double glazed entrance door, laminate flooring and a glazed door leading to the kitchen.

KITCHEN

13' 5" x 10' 0" (4.09m x 3.06m) Fitted with a range of white wall and base units with contrasting laminate worktops and part tiled walls. Slot-in gas cooker with extractor fan over, wall mounted gas combi central heating boiler, stainless steel sink with mixer tap, plumbed for a washing machine, space for additional appliances. Large storage cupboard, uPVC double glazed window, double radiator, glazed door leads to the hallway and a doorway leads on to the dining room.

DINING ROOM

8' 9" x 11' 1" (2.68m x 3.40m) uPVC double glazed window, dado rail, single radiator and a glazed door leading to the lounge.

LOUNGE

12' 4" x 11' 2" (3.77m x 3.42m) Feature marble fire surround, inlay and hearth, Inset living flame gas fire, single radiator, wall light, telephone point, satellite TV cables and French doors with matching side windows open to the conservatory.

CONSERVATORY

7' 2" x 9' 10" (2.20m x 3.00m) uPVC double glazed windows and French doors, wall lights and laminate flooring.

HALLWAY

Large storage cupboard, uPVC double glazed rear exit door, laminate flooring, stairs to the first floor and a door to the WC.

WC

WC, wash basin, part tiled walls, uPVC double glazed window and a single radiator.

FIRST FLOOR

LANDING

Large storage cupboard, loft access hatch and doors leading to the bedrooms and bathroom.

BEDROOM 1 (TO THE REAR)

11' 11" x 11' 3" (3.64m x 3.43m) Fitted wardrobes, uPVC double glazed window, single radiator and a telephone point.

BEDROOM 2 (TO THE FRONT)

11' 5" (maximum) x 11' 0" (3.50m x 3.36m) uPVC double glazed window, laminate flooring, dado rail, telephone extension and a single radiator.

BEDROOM 3 (TO THE FRONT)

10' 4" (maximum) x 10' 4" (maximum) (3.15m x 3.17m) An L-shaped room with a uPVC double glazed window, single radiator and a TV aerial cable.

BATHROOM

7' 7" x 6' 11" (2.33m x 2.11m) A white suite featuring a panelled bath with electric shower over, curtain and rail. Pedestal wash basin, WC, PVC panelled walls, uPVC double glazed window and a double radiator.

EXTERNAL

TO THE FRONT

Driveway provides off-road parking. Side gate leads to the rear.

TO THE REAR

Garden with gravelled areas extending to the side. Detached brick tool shed, enclosed by fence and brick walls.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (65). 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

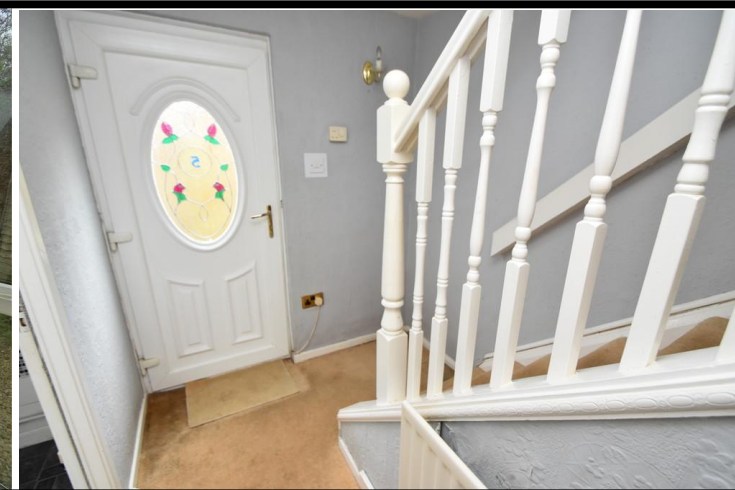
We have created a virtual tour which can be viewed on our YouTube channel, our website, property portals and our social media accounts such as Facebook, Twitter and Instagram. To arrange a viewing please contact the office.

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
46.5 sq.m. (501 sq.ft.) approx.



1ST FLOOR
41.5 sq.m. (447 sq.ft.) approx.



TOTAL FLOOR AREA : 88.0 sq.m. (948 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		
(81-91)	B		84
(69-80)	C		
(55-68)	D	65	
(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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