



## Betjeman Close | East Stanley | Co. Durham | DH9 6UD

Located on a favoured part of this estate this spacious two bedroom end terraced house has lots of storage options and benefits from having no upper chain. The accommodation comprises a hallway, large lounge/diner, kitchen, large storage cupboard, rear lobby, ground floor WC, first floor landing, two double bedrooms both with built-in storage and a bathroom. Gas combi central heating, full uPVC double glazing, EPC rating D (65), Council Tax band A, freehold. Virtual tour available.

£105,000

- Spacious two-bedroom end terraced house.
- Situated in a favoured part of the estate.
- Available for purchase with no upper chain.
- Includes multiple storage options.
- Large lounge/diner area for relaxing and dining.



## Property Description

### HALLWAY

uPVC double glazed entrance door, stairs to the first floor, single radiator and a door to the lounge/diner.

### LOUNGE/DINER

18' 8" x 12' 3" (5.70m x 3.75m) Feature electric fire, laminate flooring, large uPVC double glazed window, TV aerial point, telephone point, double radiator, coving and a door to the kitchen.

### KITCHEN

7' 3" x 12' 8" (2.21m x 3.87m) Fitted with a range of wall and base units with matching laminate worktops and tiled splash-backs. space for a slot-in electric or gas cooker with concealed extractor over. Stainless steel sink with vegetable drainer and mixer tap, plumbed for a washing machine and space for additional appliances. uPVC double glazed window, single radiator, laminate flooring, coving, large walk-in cupboard and a door to the rear lobby.

### REAR LOBBY

5' 10" x 2' 11" (1.80m x 0.91m) Laminate flooring, single radiator, door to the WC and a uPVC double glazed rear exit door.

### WC

6' 9" x 2' 7" (2.06m x 0.81m) WC, pedestal wash basin with tiled splash-back, laminate flooring, single radiator and a uPVC double glazed window.

### FIRST FLOOR

#### LANDING

Loft access hatch, airing cupboard housing the gas combi central heating boiler. Doors lead to the bedrooms and bathroom.

### BEDROOM 1 (TO THE FRONT)

12' 3" x 12' 4" (3.74m x 3.77m) Large storage cupboards, uPVC double glazed window, single radiator and a TV aerial cable.

### BEDROOM 2 (TO THE REAR)

11' 3" x 9' 1" (3.44m x 2.78m) Storage cupboard, laminate flooring, uPVC double glazed window and a single radiator.

### BATHROOM

7' 6" x 6' 3" (2.30m x 1.93m) A white suite featuring a panelled bath with electric shower over, pedestal wash basin with wall cabinet, WC, part tiled walls, laminate floor tiles, uPVC double glazed window and a double radiator.

### EXTERNAL

#### TO THE FRONT

Open lawn.

#### TO THE REAR

Self-contained patio yard with block paving, cold water supply tap, enclosed by timber fence and gate.

#### 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 Taxband 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  
38.3 sq.m. (412 sq.ft.) approx.

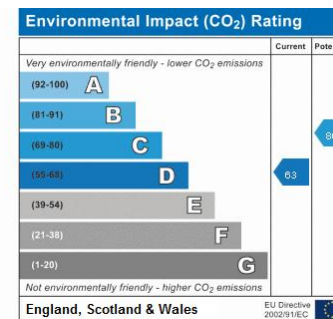
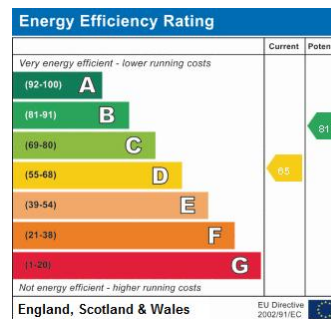


1ST FLOOR  
36.9 sq.m. (397 sq.ft.) approx.



TOTAL FLOOR AREA: 75.2 sq.m. (809 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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