



Beamish View | East Stanley | Co. Durham | DH9 0XB

This three-bedroom, semi-detached bungalow presents a rare opportunity to the market. Tucked away in a cul-de-sac within the sought-after area of East Stanley, this property comes with the benefit of no onward chain, making it an ideal choice for those ready to turn it into a cherished home. The layout includes an entrance porch, a kitchen, and a spacious lounge/diner that looks on to the garden. It features three bedrooms and a shower room with WC. Additionally, the bungalow benefits from an attached garage and a driveway, complemented by gardens on the front, rear, and side. Key amenities include gas central heating, uPVC double glazing, and it falls under Council Tax band C. The property is freehold and the EPC rating is E (53). Sale subject to grant of probate. A virtual tour is available.

£150,000

- Semi-detached bungalow with no upper chain.
- 3 bedrooms.
- Nestled in a cul-de-sac in the sought-after area of East Stanley.
- Comes with an attached garage and a driveway.
- Gardens to the front and rear.



Property Description

ENTRANCE PORCH

6' 7" x 3' 9" (2.02m x 1.16m) uPVC double glazed entrance door with matching side windows, side door to the garage (with large step), single radiator, steps lead to an internal uPVC double glazed door to the kitchen.

KITCHEN

9' 3" x 8' 11" (2.82m x 2.72m) Fitted with a range of wall and base units with laminate worktops and tiled splash-backs. Integrated fa assisted electric oven/grill, for ring gas hob with concealed extractor fan over. Sink with mixer tap, plumbed for a washing machine, space for a tall fridge/freezer, uPVC double glazed window, double radiator, PVC panelled ceiling with inset spotlights and a sliding door to the hallway.

HALLWAY

Storage cupboard, loft access hatch with pull-down ladder, telephone point and doors leading to the lounge/diner, bedrooms and shower room. In addition there is a side uPVC

double glazed exit door to the garden.

LOUNGE/DINER

16' 8" x 11' 10" (5.09m x 3.62m) Feature wood fire surround with tiled inlay and hearth, electric fire. uPVC double glazed sliding patio doors open to the garden, TV cables, coving and a double radiator.

BEDROOM 1 (TO THE REAR)

9' 5" x 13' 9" (2.88m x 4.20m) uPVC double glazed window, single radiator, TV aerial cable and coving.

BEDROOM 2 (TO THE FRONT)

12' 6" x 8' 2" (3.82m x 2.50m) uPVC double glazed window, coving and a double radiator.

BEDROOM 3 (TO THE FRONT)

9' 3" x 8' 2" (2.82m x 2.50m) uPVC double glazed window, coving and a single radiator.

SHOWER ROOM/WC

6' 9" x 7' 11" (maximum) (2.07m x 2.42m) A white suite featuring a corner glazed enclosure with electric shower, fully tiled walls, wash basin with base storage cabinets, WC, airing cupboard housing the hot water tank, uPVC double glazed window, PVC panelled ceiling with inset LED spotlighting and a single radiator.

EXTERNAL

ATTACHED GARAGE

15' 11" x 8' 5" (4.87m x 2.57m) An attached single garage with electric roller door, power points, lighting, wall mounted gas central heating boiler, rear window and side door to the porch (with large drop to the garage from the porch).

TO THE FRONT

Block-paved driveway providing off-street parking, front garden stocked with flowers and shrubs. Side gate leads to the rear.

TO THE SIDE & REAR

Cold water supply tap, greenhouse, mature South facing rear garden stocked with flowers, shrubs and conifers, rear gate, enclosed by hedging and timber fence.

HEATING

Gas fired central heating via boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating E (53). 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 C.

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.

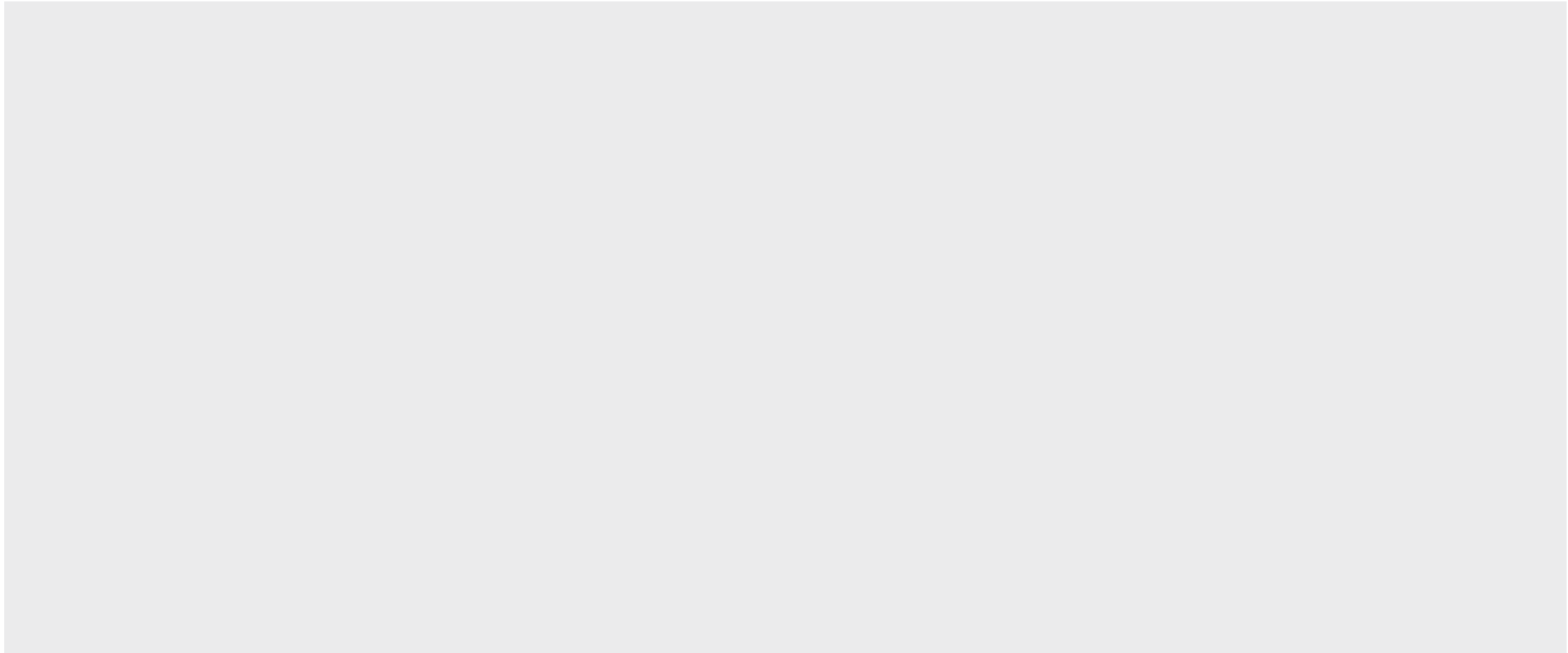
MORTGAGE ADVICE

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

C

Viewing Arrangements

Strictly by appointment

Contact Details

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GROUND FLOOR
83.9 sq.m. (903 sq.ft.) approx.



TOTAL FLOOR AREA - 83.9 sq.m. (903 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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