



Palmer Street | South Moor | Stanley | DH9 7RD

This spacious three bedroom terraced house is available with no upper chain and offers lots of potential. The accommodation will require some updating and briefly comprises a hallway, lounge, large dining room, kitchen, first floor landing, three bedrooms (one with dressing room/study off) and a bathroom. Off-street parking to the rear in a self-contained yard. Gas combi central heating, uPVC double glazing, freehold, Council Tax band A, EPC rating C (71). Virtual tour available.

£79,950

- Spacious three-bedroom terraced house.
- No upper chain.
- Potential for updates.
- Includes hallway, lounge, large dining room, and kitchen.
- First floor: three bedrooms, one with dressing room/study, and a bathroom.



Property Description

HALLWAY

16' 8" x 7' 4" (5.09m x 2.26m) uPVC double glazed entrance door with matching side windows, laminate flooring single radiator, stair to the first floor with large storage cupboard beneath, telephone point and doors leading to the lounge and dining room.

LOUNGE

12' 9" x 13' 4" (3.90m x 4.08m) Laminate flooring, uPVC double glazed window, single radiator and coving.

DINING ROOM

12' 10" (maximum) x 21' 1" (maximum) (3.93m x 6.44m) Feature fire surround with tiled inlay, hearth and electric fire. Laminate flooring, uPVC double glazed windows and rear exit door, one single and one double radiator, coving and a doorway leading to the kitchen.

KITCHEN

9' 4" x 7' 9" (2.86m x 2.37m) Fitted with a range of wall and base units with contrasting laminate worktops. Space for a slot-in cooker with gas and electric points, plumbed for a washing machine and space for additional appliances, stainless steel sink, single radiator, wall mounted gas combi central heating boiler, tiled floor and a PVC double glazed window.

FIRST FLOOR

LANDING

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

BEDROOM 1 (TO THE FRONT)

13' 3" x 12' 8" (4.06m x 3.87m) Laminate flooring, double radiator and a uPVC double glazed window.

BEDROOM 2 (TO THE REAR)

13' 3" x 10' 5" (4.04m x 3.20m) Storage cupboard, single radiator, uPVC double glazed window and a door leading to the dressing room.

DRESSING ROOM

10' 0" x 8' 0" (3.05m x 2.44m) This is a versatile room off bedroom two which could be used for a variety of purposes such as a dressing room, study, nursery or could be turned into a large en-suite. Laminate worktop, single radiator, telephone point and a uPVC double glazed window.

BEDROOM 3 (TO THE FRONT)

9' 2" x 8' 2" (2.81m x 2.50m) uPVC double glazed window and a double radiator.

BATHROOM

8' 11" x 8' 2" (2.72m x 2.50m) A spacious room with corner panelled bath, separate shower enclosure with thermostatic shower, tiled splash-backs, pedestal wash basin, WC, tiled

floor, uPVC double glazed window and a single radiator.

EXTERNAL

To the rear there is a self-contained yard with twin gates providing access to off-street parking.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating C (71). 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.

SELECTIVE LICENCE

Please note that this property falls within the Local Authority Selective Licensing zone where a Landlord is required to register the property with the council every five years. Charges apply. Please visit www.durham.gov.uk/selectivelicensing for further information.

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

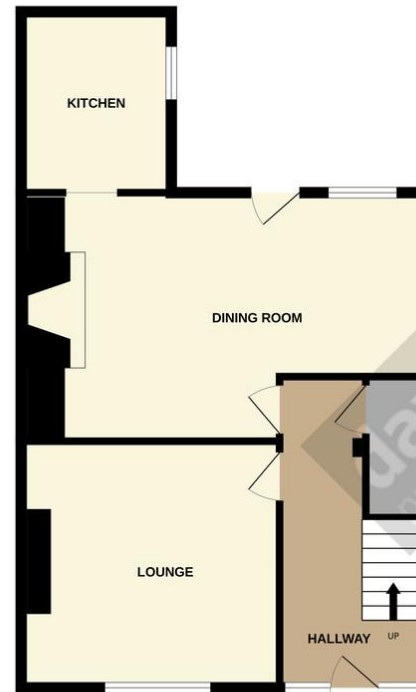
DH9 8AF

www.davidbailes.co.uk

info@davidbailes.co.uk

01207231111

GROUND FLOOR
53.6 sq.m. (577 sq.ft.) approx.

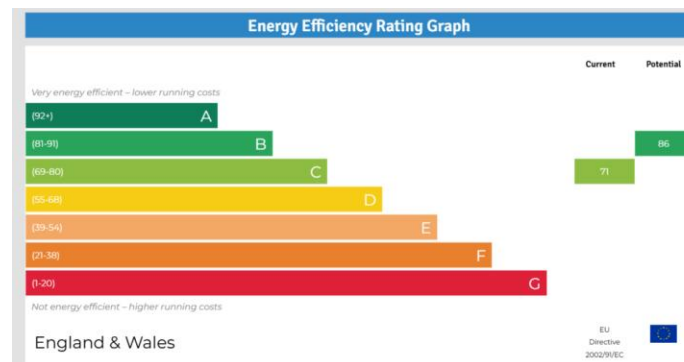


1ST FLOOR
54.8 sq.m. (590 sq.ft.) approx.



TOTAL FLOOR AREA: 108.4 sq.m. (1167 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.
Made with Metropix ©2024.



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.



rightmove
find your happy

