



Muriel Street | Old South Moor | Stanley | DH9 7EU

Rare to the market this three bedroom terraced house is immaculately presented and features a lovely lawn garden, self-contained yard, spacious lounge, ground floor bathroom and kitchen with integrated appliances plus an American style fridge/freezer. Viewing essential. Gas combi central heating, uPVC double glazing, EPC rating D (67), freehold, Council Tax band A. Virtual tour available.

£99,950

- Rare Opportunity: Immaculately presented three-bedroom terraced house.
- Garden: Features a lovely lawn garden and a self-contained yard.
- Living Space: Spacious lounge for comfortable living.
- Bathroom: Ground floor bathroom for convenience.
- Modern kitchen with integrated appliances and an American-style fridge/freezer.



Property Description

LOUNGE

14' 11" x 17' 1" (4.55m x 5.23m) uPVC double glazed entrance door with matching window. Stairs to the first floor, feature marble fire surround, inlay and hearth with living flame gas fire. Wall lights and a door leading to the inner hallway.

INNER HALLWAY

5' 2" x 7' 1" (1.58m x 2.16m) Fitted cabinets, free-standing American fridge/freezer, tiled floor, door to the bathroom and a doorway leading to the kitchen/breakfast room.

BATHROOM

6' 7" x 7' 1" (2.01m x 2.16m) A white suite featuring a panelled bath with thermostatic shower over, folding glazed screen, fully tiled walls and floor, wash basin with base storage, WC, cabinet concealed the gas combi central heating boiler, uPVC double glazed window, wall mirror with LED lighting, ceiling extractor fan, chrome towel radiator and inset LED lights.

KITCHEN/BREAKFAST ROOM

12' 4" x 9' 3" (3.77m x 2.84m) An impressive kitchen fitted with high-gloss wall and base units with soft-closing doors and drawers, contrasting laminate worktops. Integrated fan assisted double oven/grill, halogen hob with extractor canopy over. Stainless steel sink with mixer tap, integrated slimline dishwasher, space to conceal a washing machine with necessary plumbing. Space for a small breakfast table, double radiator, tiled floor, PVC panelled ceiling with inset LED spotlights, uPVC double glazed rear exit door with matching window.

FIRST FLOOR

LANDING

Loft access hatch, doors lead to the bedrooms.

BEDROOM 1 (TO THE FRONT)

15' 1" x 13' 9" (4.62m x 4.20m) Fitted wardrobes plus additional storage cupboard, uPVC double glazed window and

single radiator.

BEDROOM 2 (TO THE REAR)

12' 2" x 8' 7" (3.72m x 2.63m) Fitted wardrobe, uPVC double glazed window and a single radiator.

BEDROOM 3 (TO THE REAR)

8' 8" x 8' 0" (2.65m x 2.46m) uPVC double glazed window and a single radiator.

EXTERNAL

TO THE FRONT

A well maintained garden with paved patio and path, lawn with flower beds and a gravelled area to the base of the garden.

TO THE REAR

Spacious self-contained yard.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (67). 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 A.

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, X 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

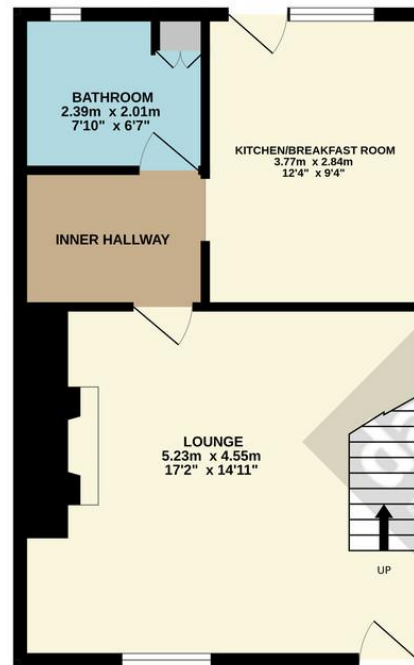
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GROUND FLOOR
41.1 sq.m. (443 sq.ft.) approx.

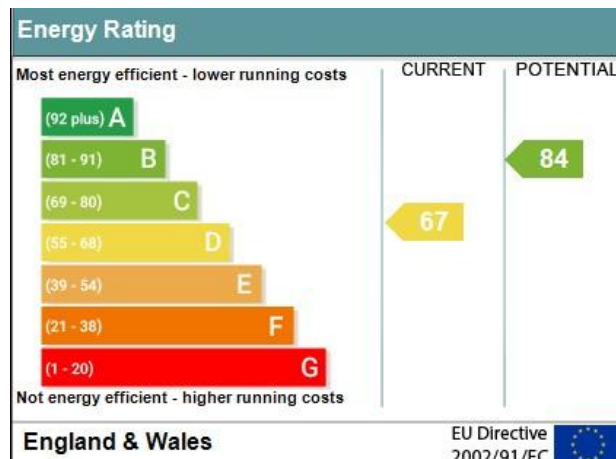


1ST FLOOR
42.8 sq.m. (461 sq.ft.) approx.



TOTAL FLOOR AREA: 84.0 sq.m. (904 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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