



Mordue Terrace | Annfield Plain | Stanley | DH9 7UP

Situated on a sought-after terrace near the park and town centre, we are pleased to offer this three-bedroom terraced house with no upper chain. The property features a welcoming hallway, two spacious reception rooms, a kitchen with integrated appliances, a first-floor bathroom, and three well-proportioned bedrooms, with potential to extend into the loft space. Benefits include gas combi central heating, full uPVC double glazing, and freehold tenure. The EPC rating is D (63), and the property falls under Council Tax Band A. Virtual tours are available.

£80,000

- Sought-after terrace location near park and town centre
- Three-bedroom terraced house with no upper chain
- Two spacious reception rooms
- Kitchen with integrated appliances
- First-floor family bathroom



Property Description

HALLWAY

uPVC double glazed entrance door with matching window over. Single radiator, dado rail, single radiator arch with sculpted corbels, stairs to the first floor and a door leading to the dining room.

DINING ROOM

12' 9" x 13' 4" (3.91m x 4.07m) uPVC double glazed window, double radiator, dado rail, coving, telephone point, opening to the lounge and a door leading to the kitchen.

LOUNGE

11' 3" x 13' 4" (3.44m x 4.07m) Dark wood fire surround with tiled inlay and hearth inset electric fire, two uPVC double glazed windows, double radiator, dado rail, coving and a TV aerial point.

KITCHEN

13' 7" (maximum) x 8' 1" (4.15m x 2.47m) Fitted with a range of white high gloss wall and base units with contrasting laminate worktops and tiled splash-backs. Integrated fan assisted electric/grill, four ring gas hob with concealed extractor over. Integrated fridge and freezer, plumbed for a washing machine, sink with mixer tap, concealed Baxi gas combi central heating boiler, uPVC double glazed window and matching rear exit door and a tiled floor.

FIRST FLOOR

HALF LANDING

uPVC double glazed window, dado rail, telephone point, door to the bathroom and small flight of stairs to the main landing.

BATHROOM

5' 6" x 7' 11" (1.68m x 2.43m) A white suite featuring a P-shaped bath with electric shower over, glazed screed and fully tiled walls. Vaulted PVC panelled ceiling, pedestal wash

basin, WC, chrome towel radiator, wall extractor fan and a uPVC double glazed window.

MAIN LANDING

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

BEDROOM 1 (TO THE FRONT)

13' 1" x 9' 10" (4.00m x 3.00m) Fitted wardrobes to the alcoves and matching dressing unit. uPVC double glazed window and a double radiator.

BEDROOM 2 (TO THE REAR)

11' 2" x 10' 4" (3.42m x 3.15m) uPVC double glazed window and a double radiator.

BEDROOM 3 (TO THE FRONT)

9' 8" x 6' 7" (2.96m x 2.03m) uPVC double glazed window and a double radiator.

EXTERNAL

TO THE FRONT

Block-paved patio. Public footpath beyond.

TO THE REAR

Self-contained yard with cold water supply tap and storage shed.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (63). 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 (£1,621).

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 walk-through 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. There is also a 360 degree tour available on our website www.davidbailes.co.uk. 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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Anthony Street

Stanley

County Durham

DH9 8AF

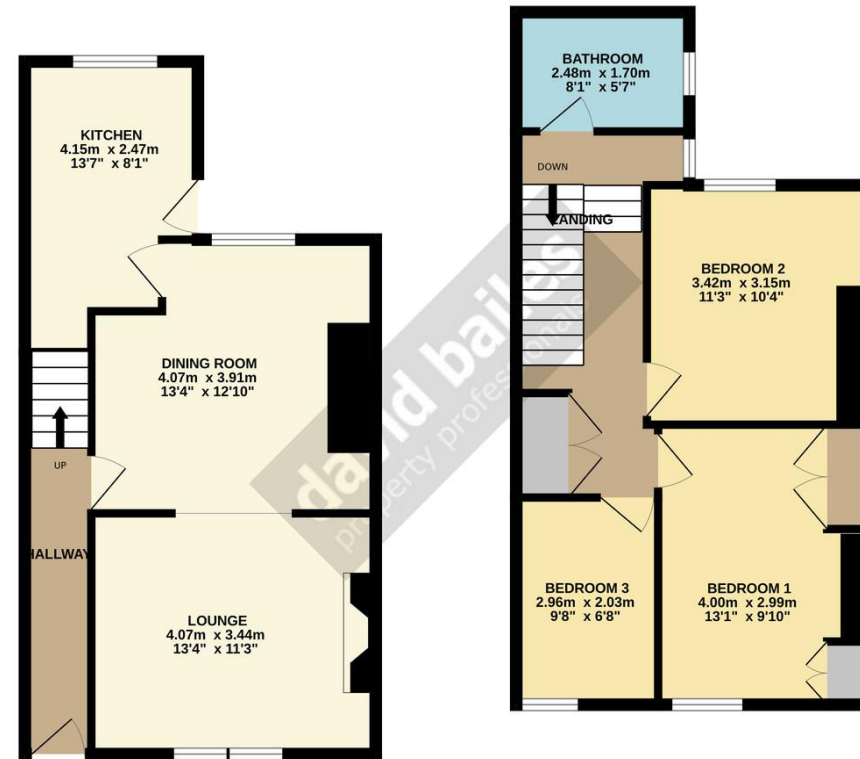
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GROUND FLOOR
41.4 sq.m. (446 sq.ft.) approx.

1ST FLOOR
42.2 sq.m. (454 sq.ft.) approx.



TOTAL FLOOR AREA: 83.7 sq.m. (900 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 Rating

Most energy efficient - lower running costs

CURRENT

POTENTIAL



63

85

Not energy efficient - higher running costs

England & Wales

EU Directive
2002/91/EC



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