



King Edward VIII Terrace | Shield Row | Stanley | DH9 0HH

This three bedroom terraced house is situated on a popular street within the Shield Row area of Stanley, is available with no upper chain and benefits from having lovely South-facing landscaped garden and solar panels installed on the roof. Requiring some updating the accommodation comprises a lounge, breakfasting kitchen, hallway, rear lobby and ground floor WC. First floor landing, three bedrooms and a bathroom. Large garden to the front and self-contained yard to the rear. On-Street parking to front and rear. Electric heating (gas to the street), uPVC double glazing, EPC rating D (65), freehold, Council Tax band A. Virtual tours available.

£95,000

- Three-bedroom terraced house in Shield Row, Stanley.
- No upper chain, ready for immediate sale.
- South-facing landscaped garden.
- Solar panels installed on the roof.
- Requires some updating.



Property Description

LOUNGE

13' 5" x 14' 3" (4.09m x 4.35m) uPVC double glazed sliding patio door opens to the front garden, laminate flooring, under-stair storage cupboard, modern electric storage radiator with programmer, coving, telephone point, TV cables and a door leading to the hallway and breakfasting kitchen.

BREAKFASTING KITCHEN

8' 1" x 13' 7" (2.48m x 4.16m) Fitted with a range of high gloss white wall and base units with contrasting laminate worktops and PVC panelled walls. Integrated electric oven/grill, halogen hob with extractor canopy over, sink with vegetable drainer and mixer tap, plumbed for a washing machine, uPVC double glazed window, laminate floor tiles, space for a breakfast table and a door way to the rear lobby.

REAR LOBBY

3' 2" x 3' 6" (0.97m x 1.08m) Laminate floor tiles, door to the WC and a uPVC double glazed stable door to the rear yard.

WC

4' 8" x 3' 6" (1.44m x 1.08m) WC and coving.

FIRST FLOOR

LANDING

6' 1" x 8' 6" (1.87m x 2.60m) Loft access hatch with fixed pull-down ladder. The loft is boarded for storage and has a light. Ceiling mounted Positive Input Ventilation System and doors leading to the bedrooms and bathroom.

BEDROOM 1 (TO THE FRONT)

10' 2" x 8' 7" (3.10m x 2.64m) uPVC double glazed window, wall mounted electric radiator with programmer, coving.

BEDROOM 2 (TO THE REAR)

11' 7" x 8' 5" (3.54m x 2.58m) uPVC double glazed window and a modern electric storage radiator with programmer.

BEDROOM 3 (TO THE REAR)

8' 4" x 8' 8" (2.56m x 2.66m) uPVC double glazed window, laminate flooring, coving, and an electric radiator.

BATHROOM

6' 11" x 8' 6" (2.11m x 2.60m) A white suite featuring a panelled bath with electric shower over, curtain and rail. Tiled splash-backs, WC, wash basin, airing cupboard, uPVC double glazed window and a wall mounted electric radiator.

EXTERNAL

TO THE FRONT

A lovely South facing garden which has been landscaped into several areas and includes a summerhouse, pond, timber decking and patio areas. Enclosed by timber fencing.

TO THE REAR

Self-contained yard with cold water supply tap, security light and timber shed.

HEATING

There are a mixture of modern storage and electric heaters which are complimented by solar panels on both sides to the roof which have a net KW output of 3.70. Please note that there is a mains gas supply available to this street should a purchaser want to install a gas central heating system.

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. Please note that the owner has installed solar panels on the property with a net KW output of 3.70 helping to reduce the cost of the electricity costs.

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

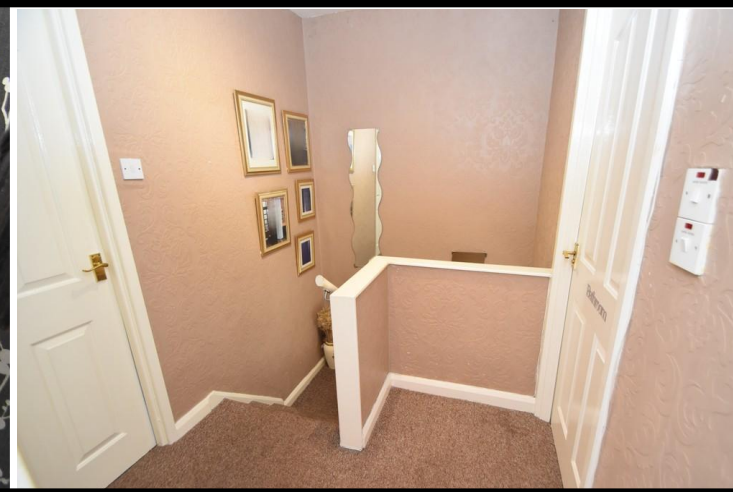
Please note that all offers will require financial verification including mortgage agreement in principle, proof of deposit funds, proof of available cash and full chain details including selling agents and solicitors down the chain. Under New Money Laundering Regulations we require proof of identification 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

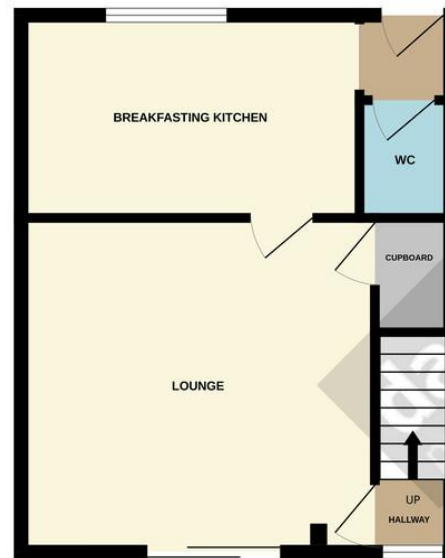
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GROUND FLOOR
34.6 sq.m. (373 sq.ft.) approx.



1ST FLOOR
33.7 sq.m. (363 sq.ft.) approx.



TOTAL FLOOR AREA: 68.3 sq.m. (735 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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