



## South View | Annfield Plain | Stanley | DH9 7UD

This well-presented and thoughtfully designed four-bedroom terraced home is ideally located within walking distance of the town centre. Perfect for a growing family, the accommodation briefly comprises: an inviting hallway, a lounge seamlessly connected to a dining room, and a modern kitchen featuring integrated appliances. Upstairs, the first floor offers three generously sized bedrooms and a spacious family bathroom. A staircase leads to the converted loft, which provides an additional bedroom and a separate WC. The property benefits from a forecourt garden at the front and a self-contained yard at the rear, offering outdoor space for relaxation or storage. Additional features include gas combi central heating, uPVC double glazing, and an EPC rating of D (66). The property is Freehold, falls under Council Tax Band B.

£150,000

- Four-bedroom terraced home, ideal for a growing family.
- Within walking distance of the town centre.
- Hallway, lounge connected to dining room, modern kitchen with integrated appliances.
- Four spacious bedrooms, large bathroom.



## Property Description

### HALLWAY

Composite double glazed entrance door, wood flooring, stairs to the first floor, triple column radiator, coving, smoke alarm and a door leading to the dining room.

### DINING ROOM

13' 0" x 13' 9" (3.97m x 4.20m) Laminate flooring, under-stair storage cupboard, double radiator, uPVC double glazed window, coving, large opening to the lounge and a door leading to the kitchen.

### LOUNGE

11' 0" x 13' 10" (3.36m x 4.23m) Large bay with uPVC double glazed windows and plantation style shutters, feature fire surround with log burner (no HETAS certificate supplied so classed as ornamental) on a marble hearth, double radiator with cover and coving.

### KITCHEN

11' 2" x 6' 11" (3.41m x 2.12m) Fitted with a range of wall and base units with contrasting laminate worktops and tiled splash-backs. Integrated fan assisted electric oven/grill, induction hob with splash-back and extractor canopy over. Integrated fridge and freezer, plumbed for a washing machine, sink with mixer tap, tiled floor, uPVC double glazed window and composite rear exit door to yard.

### FIRST FLOOR

#### LANDING

Stairs lead to the loft floor with storage cupboard beneath, hard-wired smoke alarm and door leading to the bedrooms and bathroom.

#### BATHROOM

11' 0" x 6' 11" (3.37m x 2.11m) A large suite featuring a spa bath with TV mirror over, separate shower cubicle with speakers and body jets, wash basin with base storage, WC,

PVC panelling, inset feature LED lighting, tiled floor with electric under-floor heating, uPVC double glaze window, contemporary radiators.

#### BEDROOM 1 (TO THE FRONT)

14' 5" x 10' 11" (4.41m x 3.33m) uPVC double glazed window, double radiator and coving.

#### BEDROOM 2 (TO THE REAR)

9' 7" x 9' 8" (2.93m x 2.95m) uPVC double glazed window, double radiator and coving. Storage cupboard housing the gas combi central heating boiler.

#### BEDROOM 4 (TO THE FRONT)

10' 9" x 6' 2" (3.30m x 1.90m) uPVC double glazed window, double radiator and coving.



## SECOND FLOOR

### LANDING

Hard-wired smoke alarm, doors lead to the WC and bedroom 3.

### WC

4' 5" x 3' 1" (1.37m x 0.96m) WC, wash basin, tiled splash-backs and a wall mounted extractor fan.

### BEDROOM 3

14' 5" x 16' 1" (maximum) (4.41m x 4.92m) Located within the loft space with Velux double glazed window, inset spotlights, double radiator and eaves storage cupboards.

### EXTERNAL

#### TO THE FRONT

Modest forecourt garden enclosed by wall and gate.

#### TO THE REAR

Self-contained yard with light and cold water tap. Enclosed by brick wall and secure private gates.

### HEATING

Gas fired central heating via combination boiler and radiators.

### GLAZING

uPVC double glazing installed.

### ENERGY EFFICIENCY

EPC rating D (66). 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 B (£1,891).

### 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.

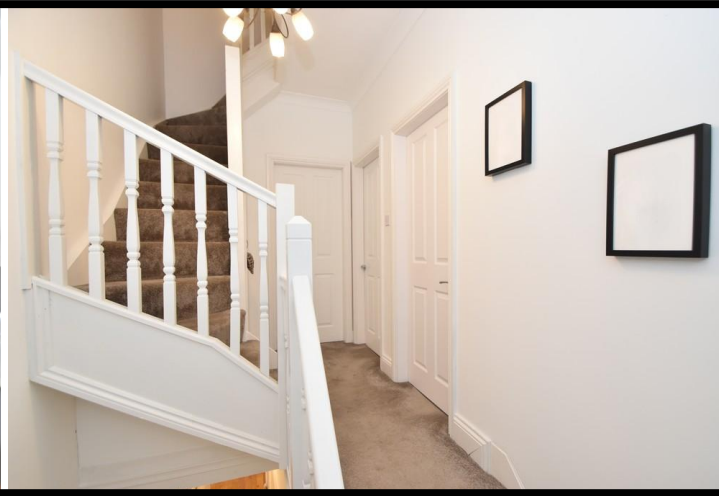
### MAKING AN OFFER

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

B

## Viewing Arrangements

Strictly by appointment

## Contact Details

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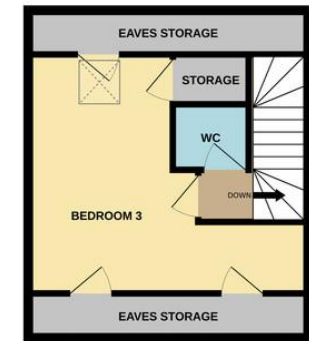
GROUND FLOOR  
44.5 sq.m. (479 sq.ft.) approx.



1ST FLOOR  
43.3 sq.m. (466 sq.ft.) approx.



2ND FLOOR  
31.2 sq.m. (336 sq.ft.) approx.



TOTAL FLOOR AREA: 119.0 sq.m. (1281 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		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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

