

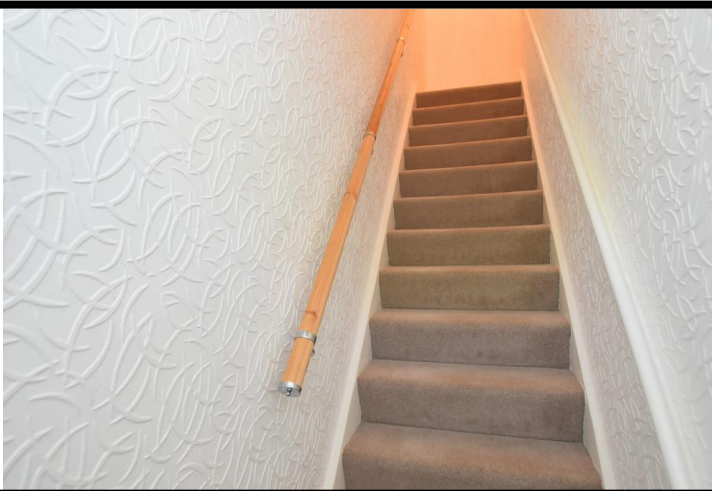


Carmyers | Hare Law | Stanley | DH9 8DR

This two bedroom terraced house is ideal for those looking for outside space as it has a large front garden and benefits from off-street parking and a new roof installed in recent years. The accommodation comprises a hallway, lounge, kitchen/diner with integrated appliances, first floor landing, two double bedrooms and a good-sized bathroom. Gas combi central heating, uPVC double glazing, EPC rating D (62), freehold, Council Tax band A. 360 degree and walk-through tours available on our website.

Offers Over £105,000

- Terraced house
- 2 bedrooms.
- Large garden and off-street parking
- No upper chain
- Kitchen with integrated appliances



Property Description

HALLWAY

uPVC entrance door, stairs to the first floor and a door to the lounge.

LOUNGE

15' 10" x 13' 9" (4.83m x 4.20m) Marble fire surround and hearth, inset living flame gas fire, under-stair storage cupboard, uPVC double glazed window, uPVC double glazed window, telephone point, TV cables and a door leading to the kitchen/diner.

KITCHEN/DINER

9' 4" x 17' 3" (2.86m x 5.27m) Fitted with a range of wall and base units with contrasting laminate worktops and tiled splash-backs. Integrated fan assisted electric oven/grill, integrated microwave, inset five ring gas hob with extractor canopy over. Stainless steel sink with mixer tap, plumbed for a washing machine, integrated dishwasher, Karndean flooring, space for a dining table, double radiator, two uPVC double glazed

windows and a composite double glazed exit door.

FIRST FLOOR

LANDING

Loft access hatch with pull-down ladder, doors lead to the bedrooms and bathroom..

BEDROOM 1 (TO THE FRONT)

12' 10" x 10' 9" (3.92m x 3.30m) Fitted wardrobes, additional storage cupboard, uPVC double glazed window and a single radiator.

BEDROOM 2 (TO THE REAR)

12' 5" x 9' 2" (3.80m x 2.80m) Fitted wardrobes, uPVC double glazed window and a single radiator.

BATHROOM

8' 7" x 7' 8" (2.62m x 2.34m) A white site featuring a Pa-shaped bath with curved glazed screen, thermostatic shower

and PVC splash-back. Fully tiled walls, wash basin with base storage, WC, chrome towel radiator, uPVC double glazed window, inset spot-lights and vinyl floor tiles.

EXTERNAL

TO THE FRONT

Large garden with patio, lawn, pond, greenhouse, enclosed by timber fence.

TO THE REAR

Yard with cold water supply tap, external light and provides off-street parking.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (62). 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.

TENURE

We understand that the property is freehold. We would recommend that any purchaser has this confirmed by their legal advisor.

MINING

The property is located within a former mining area.

BROADBAND SPEEDS

Standard	4 Mbps	0.6 Mbps	Good
Superfast	80 Mbps	20 Mbps	Good
Ultrafast	10000 Mbps	10000 Mbps	Excellent

MOBILE PHONE COVERAGE

EE (Excellent), Vodafone (Excellent), Three (Excellent), O2 (Excellent)

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.

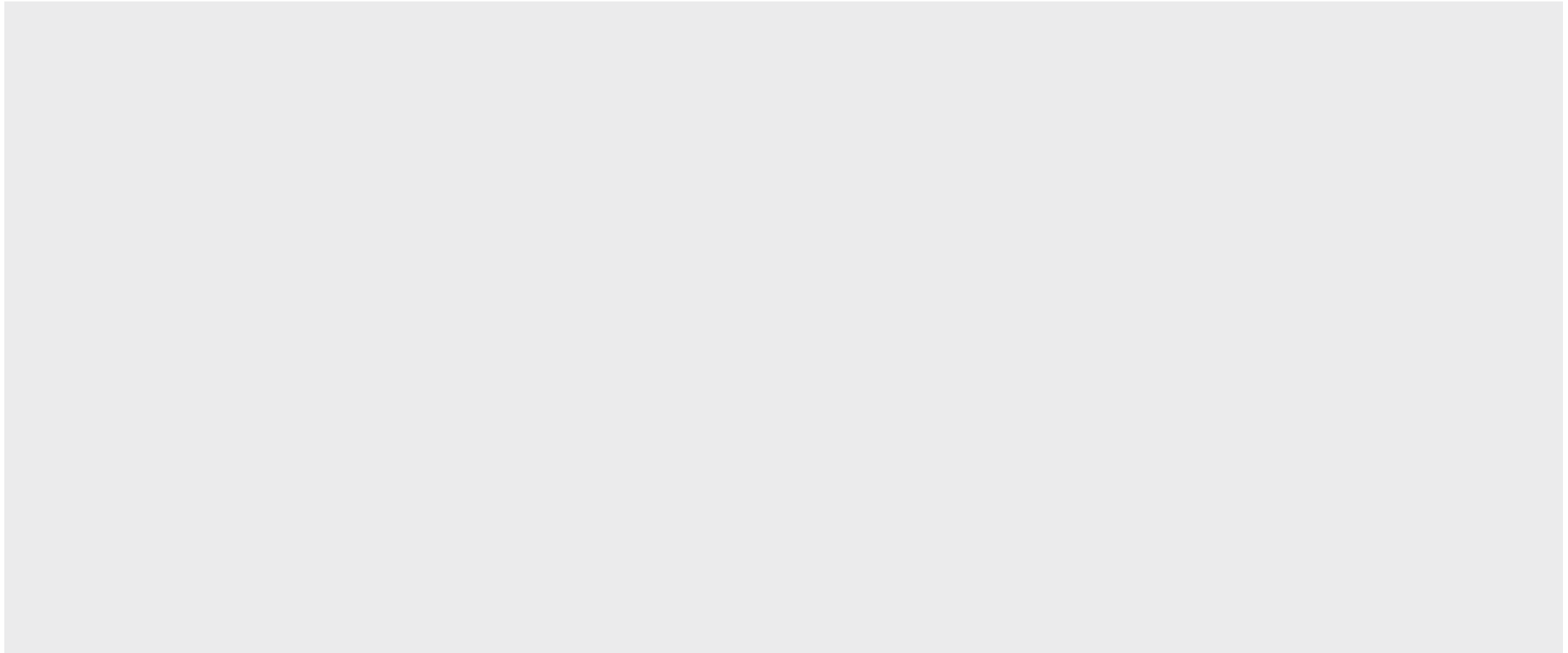
MORTGAGE ADVICE

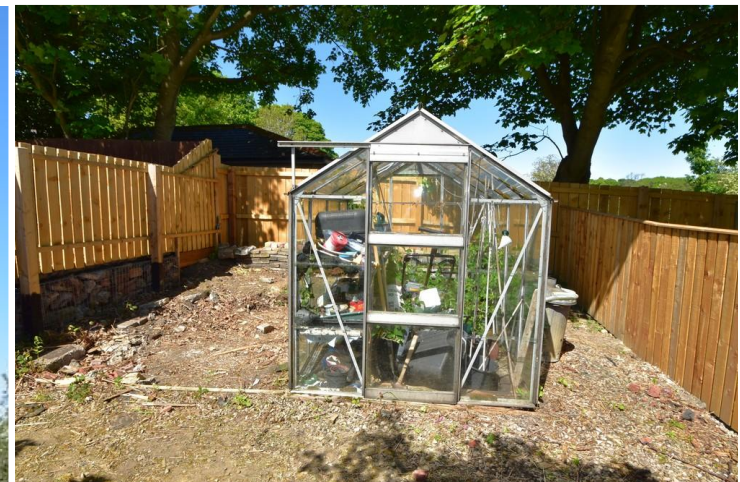
We have independent mortgage advisers within our branch, who will search the whole market to find the best suitable mortgage and help you progress through the process. Contact our office to arrange a telephone or office appointment.

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

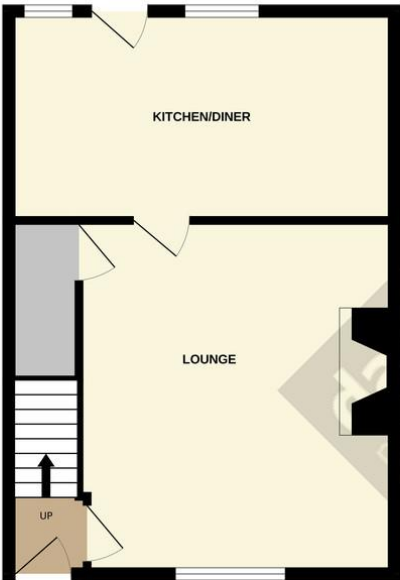
Strictly by appointment

Contact Details

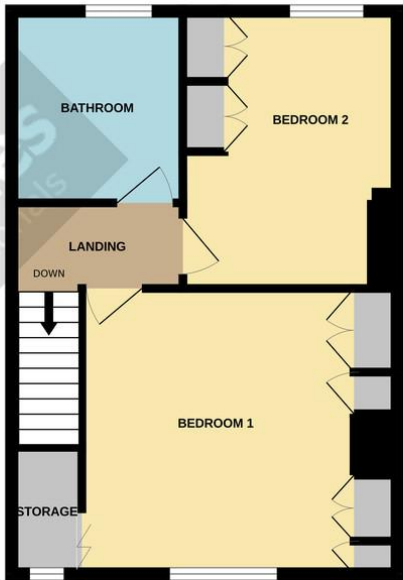
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GROUND FLOOR
39.4 sq.m. (424 sq.ft.) approx.



1ST FLOOR
39.6 sq.m. (426 sq.ft.) approx.



TOTAL FLOOR AREA: 79.0 sq.m. (850 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		80 C
55-68	D	62 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

