



Walton Close | Stanley | Co. Durham | DH9 6TH

Available with no upper chain, this well-proportioned two bedroom end-terraced home enjoys open views towards the surrounding countryside and offers a practical, well-designed layout ideal for first-time buyers or investors alike. The accommodation briefly comprises an entrance hallway, spacious lounge/diner, fitted kitchen with integrated oven, a large storage cupboard, rear lobby and a convenient ground floor WC. To the first floor, there is a landing, two bedrooms both with built-in cupboards, and a bathroom/WC. Externally, the property benefits from gardens to both the front and rear. Further features include uPVC double glazing, gas combi central heating, freehold tenure, Council Tax Band A, and an EPC rating of C (71). Virtual tours are available for early inspection.

£89,950

- Two bedroom end-terraced house
- Open views towards countryside
- No upper chain
- Spacious lounge/diner
- Kitchen with integrated oven



Property Description

HALLWAY

uPVC double glazed entrance door, stairs to the first floor, single radiator and a door to the lounge/diner.

LOUNGE

18' 4" x 12' 5" (5.61m x 3.80m) Feature fire surround with gas fire, uPVC double glazed window, double radiator, telephone point, TV aerial cables and a door to the kitchen.

KITCHEN

7' 8" x 12' 6" (2.36m x 3.83m) Fitted with a range of wall and base units with contrasting laminate worktops and PVC splash-backs. Integrated electric oven/grill, four ring gas hob with extractor canopy over. Stainless steel sink, plumbed for a washing machine, space for a fridge/freezer, large storage cupboard, uPVC double glazed window, double radiator and a door to the rear lobby.

REAR LOBBY

5' 4" x 2' 11" (1.64m x 0.90m) uPVC double glazed rear exit door, single radiator and a door to the WC.

WC

6' 9" x 2' 9" (2.08m x 0.85m) Pedestal wash basin, WC, single radiator and a uPVC double glazed frosted window.

FIRST FLOOR

LANDING

Storage cupboard housing the gas combi central heating boiler, loft access hatch, doors lead to the bedrooms and bathroom.

BEDROOM 1 (TO THE FRONT)

11' 9" x 12' 6" (3.60m x 3.82m) Two storage cupboards, uPVC double glazed window offering panoramic views, single radiator and TV cables.

BEDROOM 2 (TO THE REAR)

11' 6" x 9' 3" (3.53m x 2.82m) Storage cupboard, uPVC double glazed window, single radiator and a telephone point.

BATHROOM

7' 4" x 6' 2" (2.26m x 1.88m) A white suite featuring a panelled bath with shower fitment, tiled splash-back and glazed screen. Pedestal wash basin, WC, chrome towel radiator and a uPVC double glazed frosted window.

EXTERNAL

TO THE FRONT

Open lawn overlooking a green area.

TO THE REAR

Lawn garden, patio, enclosed by timber fence and gate.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating C (71). 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.

UTILITIES

The property is connected with a mains gas, water and electricity supply and is connected to the mains drainage.

BROADBAND SPEEDS

According to Ofcom the following broadband speeds are available. We would recommend contacting a supplier to get the most accurate and up to date data.

Broadband (estimated speeds)

Standard	15 mbps
Superfast	69 mbps
Ultrafast	1000 mbps

MOBILE PHONE COVERAGE

According to Ofcom based on customers' experience in the DH9 area, below shows the chance of being able to stream video, make a video call, or quickly download a web-page with images to your phone when you have coverage. It's the likelihood of you being able to get this performance within the postal district depending on the network you are using. Performance scores should be considered as a guide since there can be local variations.

This shows the percentage of measurements across your postal district over the last 12 months that can successfully stream video or make a video call if they have coverage.

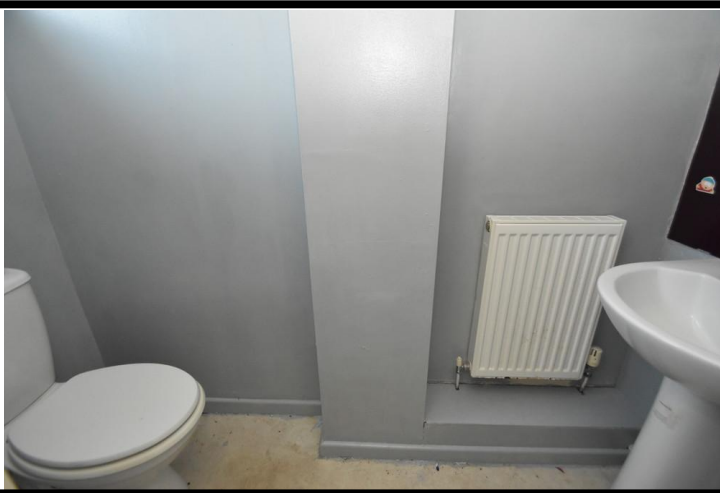
O2 (75%), Vodaphone (72%), EE (67%), Three (62%).

MINING

The property is located within a former mining area.

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, X and Instagram. There is also a 360 degree tour available on our website. 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

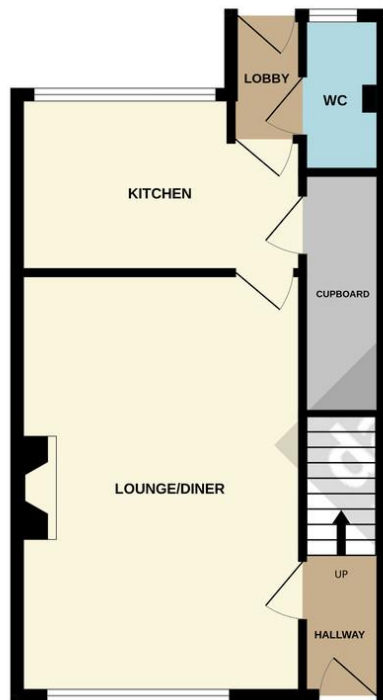
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www.davidbailes.co.uk

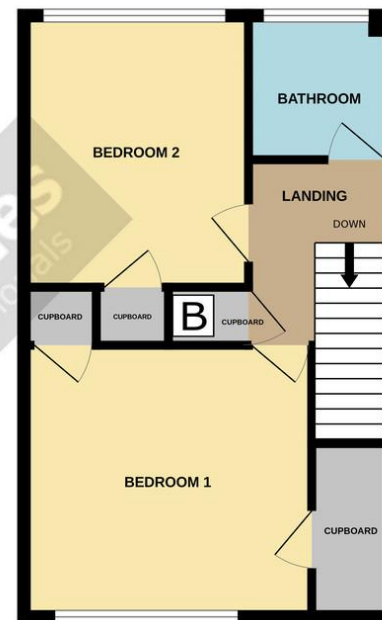
info@davidbailes.co.uk

01207231111

GROUND FLOOR
40.2 sq.m. (433 sq.ft.) approx.



1ST FLOOR
38.7 sq.m. (416 sq.ft.) approx.



TOTAL FLOOR AREA: 78.9 sq.m. (849 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		85 B
69-80	C	71 C	
55-68	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



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