

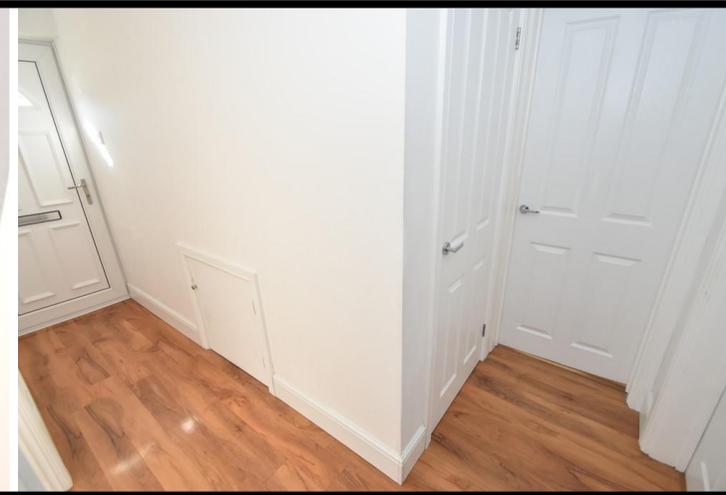


Aberfoyle Court | East Stanley | Co. Durham | DH9 6UL

A deceptively spacious and recently redecorated two-bedroom ground floor flat, complete with garden and garage, pleasantly positioned within a popular residential estate in East Stanley. The property is warmed by gas combi central heating and benefits from full uPVC double glazing throughout. The well-proportioned accommodation briefly comprises an entrance hallway, comfortable lounge, and a fitted kitchen with integrated cooking appliances. There are two bedrooms, including a main bedroom with wardrobes, along with a modern bathroom. Externally, the property enjoys an enclosed lawned garden to the rear, ideal for outdoor use, along with the added benefit of a garage.

£75,000

- Deceptively spacious ground floor flat
- Recently redecorated throughout
- Two bedrooms
- Enclosed rear garden and garage
- Main bedroom with wardrobes



Property Description

HALLWAY

uPVC double glazed entrance door to hallway, storage cupboards, laminate flooring, coving and doors leading to the bedrooms, bathroom and lounge.

LOUNGE

10' 7" x 14' 1" (3.24m x 4.30m) Laminate flooring, uPVC double glazed window, double radiator, coving, TV aerial point and a door leading to the kitchen.

KITCHEN

7' 6" x 8' 11" (2.31m x 2.74m) Fitted with a range of wall and base units with contrasting laminate worktops and tiled splash-backs. Integrated fan assisted electric oven, five ring gas hob with concealed extractor over, sink and drainer with mixer tap, slot in washing machine and fridge/freezer, cupboard housing the gas combi central heating boiler, uPVC double glazed window, single radiator and coving.

BATHROOM

6' 1" x 5' 5" (1.86m x 1.67m) An attractive white suite featuring a P-shaped bath with curved screen and thermostatic shower over. Wash basin with base storage, WC, chrome towel radiator, tiled splash-backs, uPVC double glazed window, coving and an extractor fan.

BEDROOM 1 (TO THE FRONT)

12' 2" x 9' 8" (3.71m x 2.97m) Laminate flooring, fitted wardrobe with matching drawers, uPVC double glazed window, double radiator and coving.

BEDROOM 2 (TO THE FRONT)

8' 7" x 6' 5" (2.64m x 1.96m) Laminate flooring, uPVC double glazed window, double radiator and coving.

EXTERNAL

There is a self-contained garden to the side and rear with lawn, bin storage area, twin electrical socket and a cold water supply tap.

GARAGE

There is a single garage contained within a nearby block adjacent to the front, which is the second one closest to the property.

GLAZING

uPVC double glazing installed.

CENTRAL HEATING

Gas fired central heating via combination boiler and radiators.

ENERGY EFFICIENCY

EPC rating C (72). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

UTILITIES

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

TENURE

We understand that the property is leasehold with 136 years remaining. We would recommend that any purchaser has this confirmed by their legal advisor.

COUNCIL TAX

The property is in Council Tax band A.

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.

MINING

The property is located within a former mining area.

BROADBAND SPEEDS AVAILABLE

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	12 mbps
Super-fast	80 mbps
Ultra-fast	via Star-link

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.

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.

AGENT NOTES

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.

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 (77%), Vodafone (74%), Three (72%), EE (63%).



Tenure

Leasehold 136 years remaining

Council Tax Band

A

Viewing Arrangements

Strictly by appointment

Contact Details

Anthony House

Anthony Street

Stanley

County Durham

DH9 8AF

www.davidbailes.co.uk

info@davidbailes.co.uk

01207231111

GROUND FLOOR
47.9 sq.m. (516 sq.ft.) approx.



TOTAL FLOOR AREA: 47.9 sq.m. (516 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.
Made with Metropix ©2023

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 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



rightmove
find your happy

