



35 Twizell Lane | West Pelton | Stanley | DH9 6SH

SIGNIFICANTLY REDUCED FOR A QUICK SALE A 3 bedroom stone faced mid terraced house offering elevated panoramic views to the front towards local landmarks and cities. The property is well presented and is available with no upper chain. Briefly comprising an entrance lobby and hallway, a lounge/diner, breakfasting kitchen with integrated appliances, three bedrooms and a first floor bathroom/WC. Forecourt garden to the front with a self contained yard to the rear. Gas central heating and full double glazing. EPC rating D (61).

£95,000

- **HUGE REDUCTION FOR QUICK SALE**
- Stunning views, mid terraced house
- 3 bedrooms
- Chain free
- Well presented



Property Description

LOBBY

uPVC double glazed entrance door,

HALLWAY

Karndean flooring, radiator with cover, under stair storage cupboard, stairs leading to the first floor. Doors leading to the dining area and breakfasting kitchen.

DINING AREA

12' 2" x 11' 10" (3.73m x 3.63m) Karndean flooring, shelving with inset spotlighting, moulded corncing, uPVC double glazed patio doors leading to the rear yard, opening to the lounge area.

LOUNGE AREA

11' 4" x 14' 7" (maximum) (3.46m x 4.46m) Feature marble fire surround, inlay and hearth, inset gas fire. Karndean flooring, moulded corncing, radiator with cover below a uPVC double glazed window with lovely views over the countryside, shelving

to the alcoves with inset spotlighting, TV aerial.

BREAKFASTING KITCHEN

17' 0" (maximum) x 7' 8" (maximum) (5.19m x 2.35m) A range of Beech effect wall and base units with concealed surface lighting on to granite effect laminate worktops and tiled splash backs. Integrated AEG fan assisted electric oven/grill, halogen hob with concealed illuminated extractor unit over. Integrated fridge and freezer, plumbed for dishwasher and washing machine, inset single drainer sink with mixer tap/ Wall unit conceals gas central heating boiler, tiled floor, inset spotlighting, uPVC double glazed windows and rear exit door to yard.

FIRST FLOOR

LANDING

Cupboard with shelving, loft access hatch.

BEDROOM 1 (TO THE FRONT)

13' 11" x 11' 4" (into wardrobe) 4.25m x 3.46m) Fitted sliding wardrobes, single radiator, timber framed double glazed window with panoramic views over countryside. TV aerial, coving to the ceiling.

BEDROOM 2 (TO THE REAR)

9' 4" x 12' 5" (2.86m x 3.81m) Timber framed double glazed window, single radiator, TV aerial, coving to the ceiling.

BEDROOM 3 (TO THE FRONT)

8' 4" x 7' 5" (2.56m x 2.28m) Timber framed double glazed window with panoramic views over countryside, single radiator.

BATHROOM

7' 11" x 7' 11" (2.43m x 2.42m) A white suite featuring a tiled panelled bath with shower fitment, separate glazed shower cubicle with mains fed shower, wash hand basin with base storage, low level WC with soft closing lid, airing cupboard with shelving, chrome towel radiator, PVC panelled ceiling with

inset spotlighting, fully tiled walls, uPVC double glazed window.

member of staff.

EXTERNAL

TO THE FRONT

A small forecourt garden.

TO THE REAR

Self contained yard with raised flower bed.

HEATING

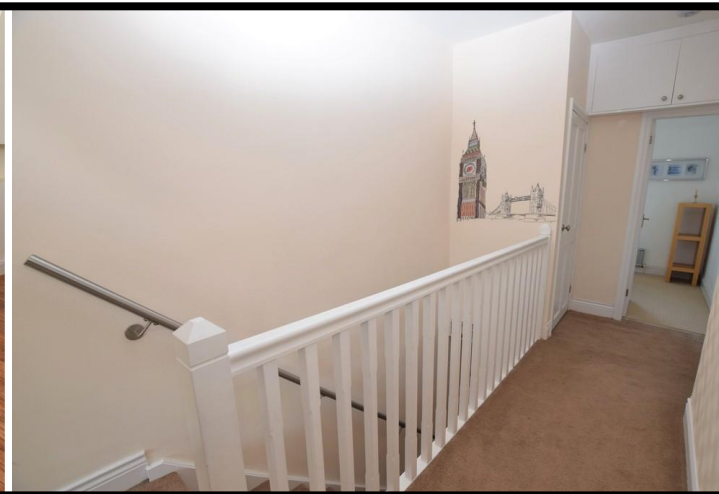
Gas fired central heating via boiler and radiators.

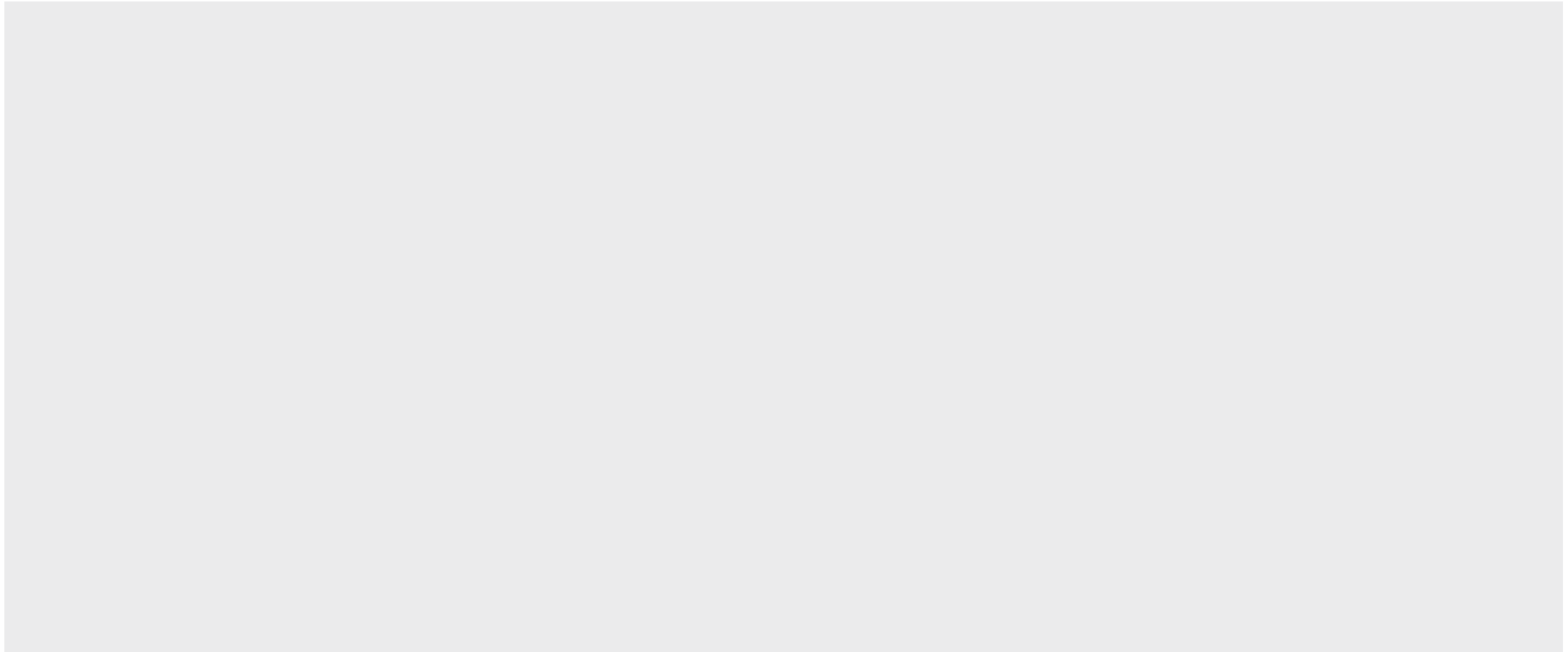
GLAZING

Full double glazing installed.

ENERGY EFFICIENCY

EPC rating D (61). Please visit www.davidbailes.co.uk to download the full Energy Performance Certificate or speak to a







Tenure

Freehold

Council Tax Band

A

Viewing Arrangements

Strictly by appointment

Contact Details

Anthony House

Anthony Street

Stanley

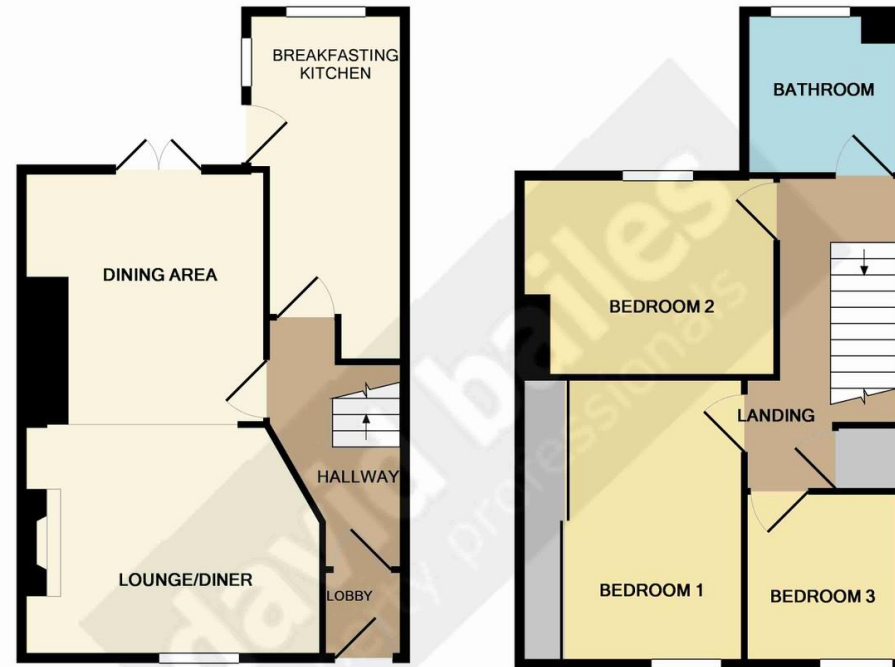
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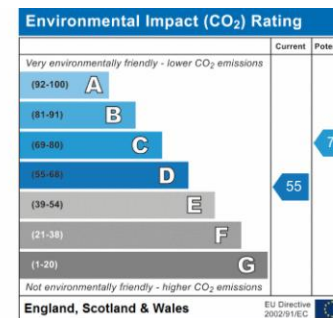
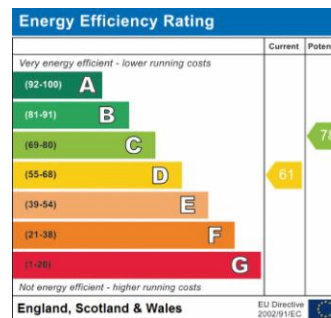


GROUND FLOOR
APPROX. FLOOR
AREA 45.1 SQ.M.
(485 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 46.0 SQ.M.
(495 SQ.FT.)

TOTAL APPROX. FLOOR AREA 91.1 SQ.M. (980 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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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