



Viscount Close | Catchgate | Stanley | DH9 8FD

A well presented and tastefully decorated three-bedroom semi-detached house, situated on a corner plot featuring a lawn garden and a block-paved driveway secured with double wooden gates. The property offers open-plan living space on the ground floor, comprising a kitchen/diner with integrated appliances, a lounge with French doors and a washroom/WC. The first floor accommodates three bedrooms and an attractive bathroom suite. Viewings are highly recommended. Freehold tenure, Council Tax band A, EPC rating C (77). Virtual tour available.

£115,000

- Well-presented, tastefully decorated 3 bedroom semi-detached house.
- Situated on a corner plot
- Features a lawn garden and a block-paved driveway
- No upper chain
- Double wooden gates for security.



Property Description

GROUND FLOOR

Steps to the entrance double glazed door.

OPEN PLAN KITCHEN/LOUNGE/DINER

25' 5" x 13' 9" (7.76m x 4.20m) A lovely bright spacious room with a superb kitchen fitted with a range of wall and base units, complimentary work surfaces and matching upstands, integrated oven/grill, microwave, gas cooking hob, fridge/freezer, dish washer and washing machine, sink and drainer with mixer tap, inset LED spotlights, uPVC double glazed window, double radiator, staircase to the first floor. The lounge area is carpeted with wall mounting for plasma TV, double radiator, uPVC double glazed window and matching French doors to the rear garden.

WASHROOM/WC

Close couple WC with attractive tiling, wash basin with mixer tap, radiator.

FIRST FLOOR

Landing, loft access, storage cupboard with boiler.

BEDROOM 1 (TO THE FRONT)

13' 9" x 8' 7" (4.20m x 2.62m) Over-stair storage cupboard, two uPVC double glazed windows and a single radiator.

BEDROOM 2 (TO THE REAR)

10' 5" x 6' 5" (3.18m x 1.98m) uPVC double glazed window and a single radiator.

BEDROOM 3 (TO THE REAR)

7' 1" x 6' 11" (2.17m x 2.11m) uPVC double glazed window and a single radiator.

BATHROOM

7' 0" x 5' 10" (2.15m x 1.80m) Panelled bath with thermostatic shower over, glazed screen, attractive tiled splash backs, WC, wash basin with mixer tap, single radiator, uPVC double glazed window and inset LED spotlights.

EXTERNAL

To front - occupying a corner plot with grass verge to the front and side, steps to the front door, side garden and driveway enclosed by fencing. To rear - lawn garden with block paved driveway with wooden gates to the side.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating C (77). 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.

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.

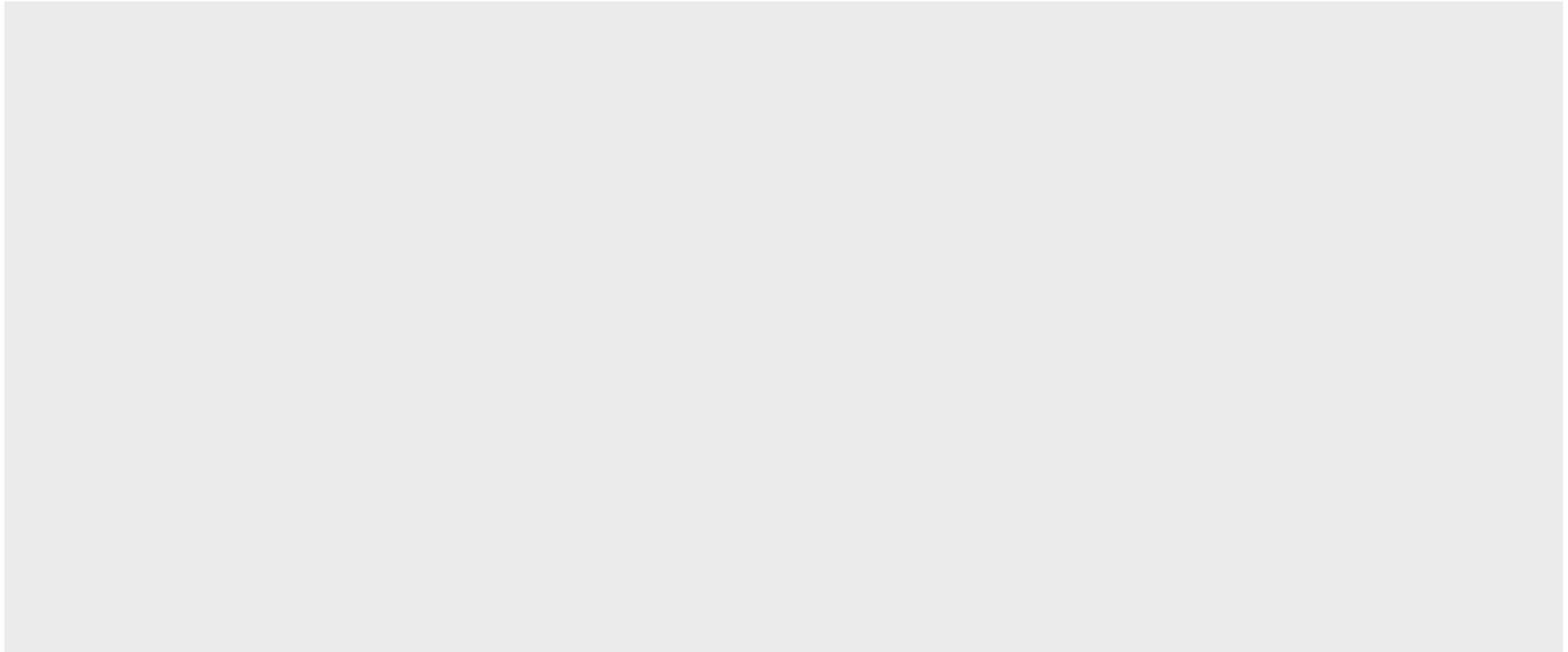
MORTGAGE ADVICE

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

A

Viewing Arrangements

Strictly by appointment

Contact Details

Anthony House

Anthony Street

Stanley

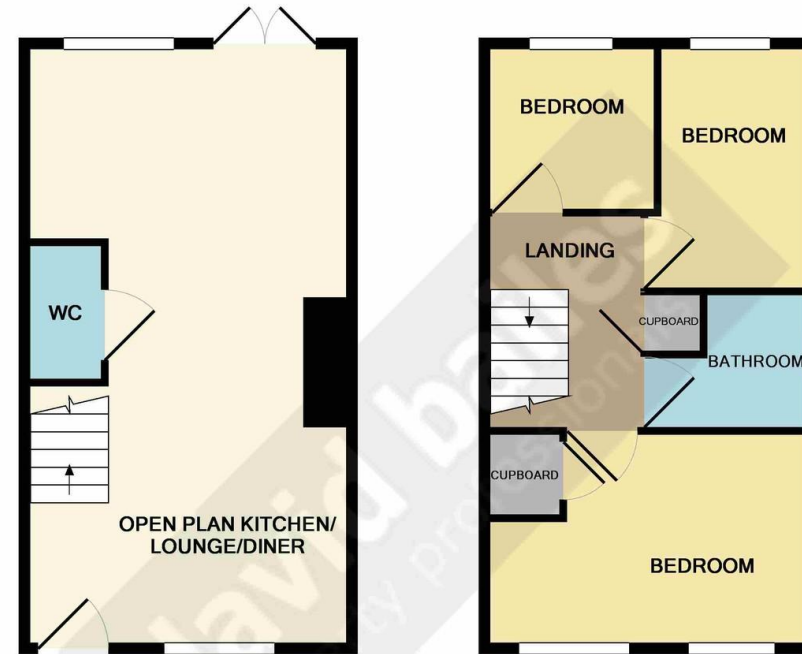
County Durham

DH9 8AF

www.davidbailes.co.uk

info@davidbailes.co.uk

01207231111



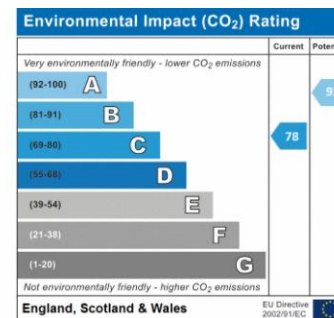
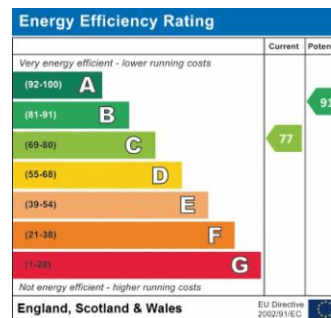
GROUND FLOOR
APPROX. FLOOR
AREA 31.5 SQ.M.
(340 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 32.6 SQ.M.
(351 SQ.FT.)

TOTAL APPROX. FLOOR AREA 64.1 SQ.M. (690 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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