



49 Church Street | Stanley | Co. Durham | DH9 0PB

Available with no upper chain a two bedroom mid terraced house within walking distance of the town centre and refurbished to a high standard making this an ideal first home or addition to a rental portfolio. The accommodation briefly comprises a hallway, lounge, kitchen/diner, first floor landing, two double bedrooms and a bathroom/W.C. Self-contained yard to the rear.

£55,000

- Mid terraced house
- Two bedrooms
- No upper chain
- Refurbished to a high standard
- Close to the town centre



Property Description

HALLWAY

uPVC double glazed entrance door to hallway, stairs to the first floor, central heating single panelled radiator, hard-wired smoke alarm and a door leading to the lounge.

LOUNGE

14' 6" x 14' 11" (4.44m x 4.57m) Wall mounted electric fire, uPVC double glazed window, central heating double panelled radiator, coving and a doorway to the kitchen/diner.

KITCHEN/DINER

7' 8" x 14' 11" (2.35m x 4.57m) Fitted with a range of wall and base units with contrasting laminate worktops and tiled splash-backs. Integrated fan assisted electric oven/grill, inset four ring gas hob with illuminated extractor over. Stainless steel single drainer sink with vegetable drainer and mixer tap, plumbed for a washing machine, wall mounted gas combi central heating boiler, free standing fridge/freezer, part tiled floor, PVC panelled ceiling, central heating double panelled radiator,

uPVC double glazed windows and matching rear exit door.

FIRST FLOOR

LANDING

Loft access hatch with pull down ladder (part boarded for storage). Hard-wired smoke alarm and doors leading to the bedrooms and shower room.

BEDROOM 1 (TO THE FRONT)

12' 5" x 15' 1" (3.80m x 4.60m) uPVC double glazed window, central heating single panelled radiator and coving.

BEDROOM 2 (TO THE REAR)

10' 5" x 8' 3" (3.20m x 2.52m) uPVC double glazed window, central heating single panelled radiator and coving.

SHOWER ROOM/WC

4' 4" x 6' 3" (1.34m x 1.91m) Glazed enclosure with mains-fed shower, pedestal wash basin with base storage, low level WC,

full PVC panelled walls and ceiling, wall mirror, glass shelf and a uPVC double glazed window.

EXTERNAL

Self-contained yard to the rear with tap and security light.

GLAZING

Full uPVC double glazing installed.

CENTRAL HEATING

Gas fired central heating via combination boiler and radiators.

ENERGY EFFICIENCY

EPC rating D (67). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

MAKING AN OFFER

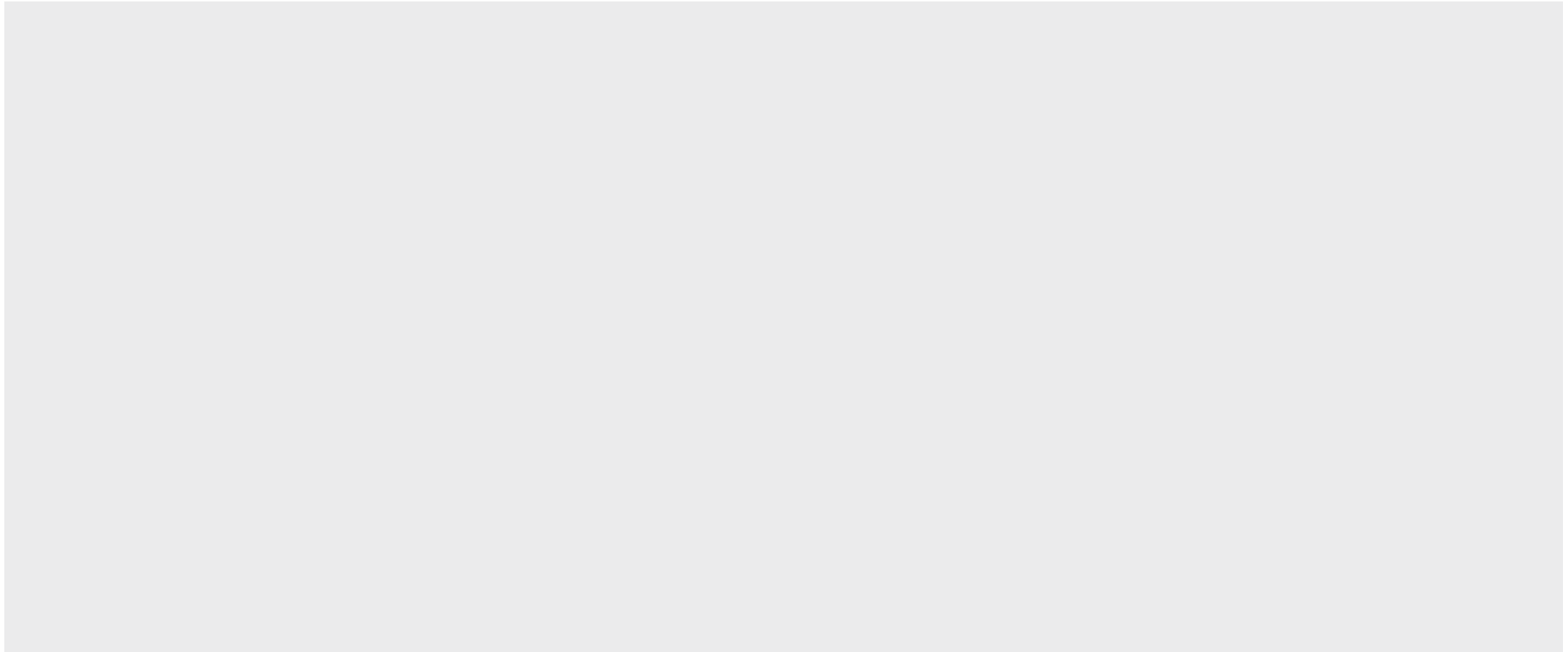
Please note that all offers will require financial verification including mortgage agreement in principle, proof of deposit funds, proof of available cash and full chain details including

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.

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 Vendor 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

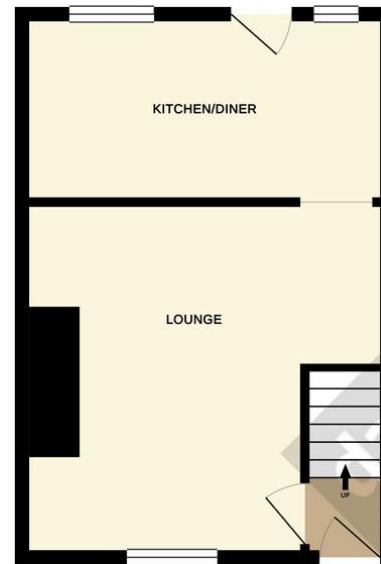
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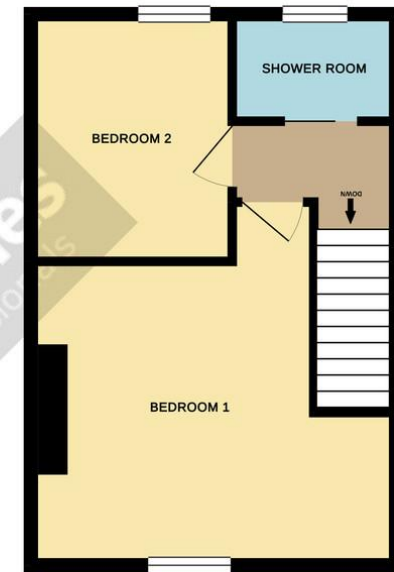
info@davidbailes.co.uk

01207231111

GROUND FLOOR 31.0 sq. m.
(334 sq. ft.)

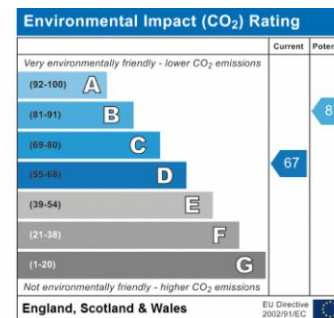
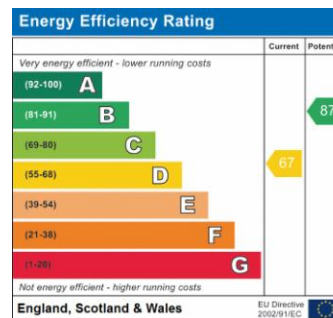


1ST FLOOR 31.5 sq. m.
(339 sq. ft.)



TOTAL FLOOR AREA: 62.5 sq. m. (673 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.



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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