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property professionals

**Belle Street,
Stanley, Co. Durham, DH9 0DB**

- Mid terraced house
- 2 bedrooms
- No upper chain
- Lounge plus kitchen/diner

£45,000

EPC Rating D (62)





Property Description

Available with no upper chain this two bedroom terraced house is within walking distance of the town centre and benefits from uPVC double glazing and gas combi central heating. The accommodation comprises a lounge, kitchen/diner, ground floor bathroom, first floor landing and two bedrooms (both with storage). To the front is a forecourt garden overlooking a green area, to the rear is a self-contained yard. The property would make a good first home or would be popular or a great addition to a rental portfolio. EPC rating D (62).

LOUNGE

13' 9" x 14' 9" (4.20m x 4.50m) uPVC double glazed entrance door, bay window with uPVC double glazed windows, central heating double panelled radiator, dado rail, stairs to the first floor and glazed doors to the kitchen/diner.





KITCHEN/DINER

7' 10" x 14' 9" (2.40m x 4.50m) Fitted with a range of wall and base units with laminate worktops, integrated electric oven/grill, electric hob, stainless steel sink with mixer tap, plumbed for a washing machine, space for fridge/freezer, wall mounted gas combi central heating boiler, tiled floor, central heating double panelled radiator and a door to the rear lobby.

REAR LOBBY

uPVC double glazed rear exit door, tiled floor and a door to the bathroom.

BATHROOM

6' 11" (maximum) x 8' 2" (maximum) (2.12m x 2.51m) A white suite featuring a panelled bath with electric shower over curtain and rail, pedestal wash basin, low level WC, tiled splash-backs, uPVC double glazed window, central heating single panelled radiator, extractor fan and a tiled floor.



FIRST FLOOR

LANDING

Loft access hatch, doors lead to the bedrooms.

BEDROOM 1 (TO THE FRONT)

14' 5" x 11' 10" (4.41m x 3.61m) Built-in cupboards with hanging rails, uPVC double glazed window and a central heating single panelled radiator.



BEDROOM 2 (TO THE REAR)

7' 11" (maximum) x 13' 6" (maximum) (2.43m x 4.13m) Built-in cupboard with shelving and hanging rail, uPVC double glazed window and a central heating single panelled radiator.

EXTERNAL

TO THE FRONT

A small forecourt garden overlooking a green area.

TO THE REAR

Self contained yard with wrought iron gate.



HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

Full uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (62). Please speak to a member of staff for a copy of the full Energy Performance Certificate.



MAKING AN OFFER

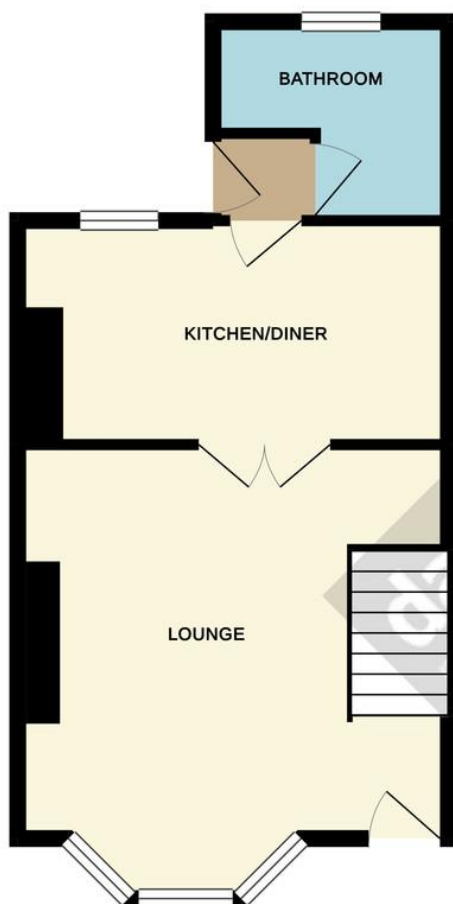
Please note that all offers will require financial verification including mortgage agreement in principle, proof of deposit funds, proof of available cash and full chain details including selling agents and solicitors down the chain. Under New Money Laundering Regulations we require proof of identification from all buyers before acceptance letters are sent and solicitors can be instructed.

AGENTS NOTE

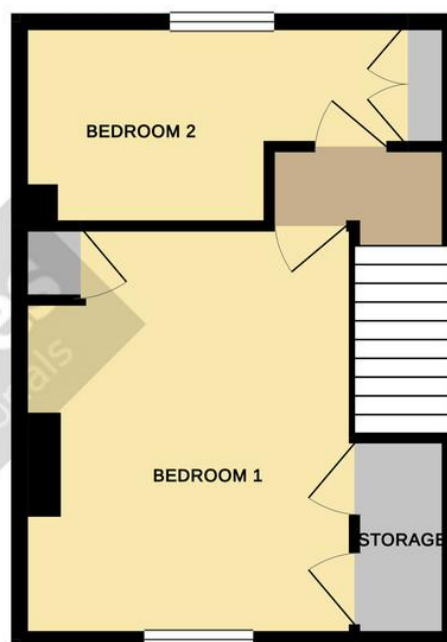
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GROUND FLOOR 36.7 sq. m.
(395 sq. ft.)

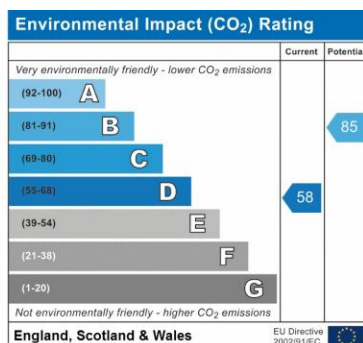
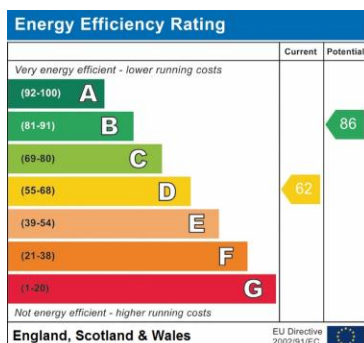


1ST FLOOR 30.2 sq. m.
(325 sq. ft.)



TOTAL FLOOR AREA : 67.0 sq. m. (721 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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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