



Barnhill | Stanley | Co. Durham | DH9 8AN

Rare to the market, an impressive three bedroom terraced house overlooking Oakey Park with two reception rooms, breakfasting kitchen, storage and a first floor bathroom. The accommodation is well suited for a family with the large open space to the front and within walking distance of the town centre. Gas combi central heating, full uPVC double glazing, EPC rating D (59). Virtual tour available.



Offers In Region Of £127,950

- Terraced house
- 3 bedrooms
- Open views over park
- Spacious
- Lounge and separate dining room



Property Description

LOBBY

4' 2" x 3' 1" (1.28m x 0.96m) uPVC double glazed entrance door, glazed door to the hallway.

HALLWAY

Sculpted corbels, central heating double radiator, stairs to the first floor, telephone point and a door to the dining room.

DINING ROOM

13' 10" x 12' 11" (4.22m x 3.94m) Laminate flooring, large storage cupboard, coving, opening to the breakfasting kitchen, opening with inset shelving and an opening to the lounge.

LOUNGE

11' 10" x 12' 8" (3.63m x 3.87m) Large bay with uPVC double glazed windows overlooking Oakey Park, feature wood fire surround, marble inlay, hearth and inset living flame gas fire. Central heating double radiator, coving and Virgin media cables.

BREAKFASTING KITCHEN

9' 2" x 15' 8" (2.81m x 4.80m) Fitted with a range of wall and base units with concealed surface lighting onto contrasting laminate worktops and tiled splash-backs. Integrated double oven/grill, inset gas hob with illuminated extractor canopy over. Integrated dishwasher, plumbed for a washing machine, space for a tumble dryer and a for a tall fridge/freezer. Sink with mixer tap, breakfast bar, display cabinet, built-in wine rack, tiled floor, uPVC double glazed windows and matching rear exit door.

FIRST FLOOR

LANDING

Storage cupboard, loft access hatch and doors leading to the bedrooms and bathroom.

BATHROOM

9' 1" x 6' 11" (2.78m x 2.11m) A white suite featuring a panelled bath with boiler-fed shower over and glazed screen. Pedestal wash basin, WC, chrome towel radiator, fully tiled

floor and walls in Travertine effect, wall mirror with inset LED lighting and an airing cupboard housing the gas combi central heating boiler.

BEDROOM 1 (TO THE FRONT)

15' 5" x 9' 1" (4.71m x 2.77m) Fitted wardrobes and over-bed storage, uPVC double glazed window overlooking the park and a central heating single radiator.

BEDROOM 2 (TO THE REAR)

11' 2" x 9' 10" (3.41m x 3.01m) Fitted storage to alcoves, uPVC double glazed window and a central heating single radiator.

BEDROOM 3 (TO THE FRONT)

11' 9" x 6' 7" (3.60m x 2.03m) uPVC double glazed window overlooking the park and a central heating single radiator.

EXTERNAL

TO THE FRONT

Forecourt garden overlooking the park and countryside beyond.

TO THE REAR

Self-contained yard.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

Full uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (59). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

VIEWING

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. If you would like to view the property please ensure that you wear appropriate PPE and adhere to social distancing. We may need to restrict the number of people within the property at one time and limit time of the viewing to 15 minutes. Please do not attend if you have recently shown symptoms of the Covid-19 virus.

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.

NEED A MORTGAGE?

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

B

Viewing Arrangements

Strictly by appointment

Contact Details

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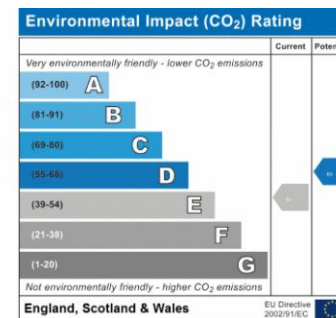
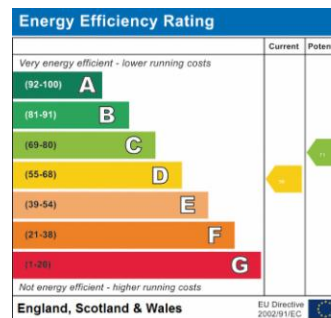
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GROUND FLOOR
52.2 sq.m. (562 sq.ft.) approx.

1ST FLOOR
43.9 sq.m. (472 sq.ft.) approx.



TOTAL FLOOR AREA : 96.1 sq.m. (1034 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 misstatement. This plan is for guidance 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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