

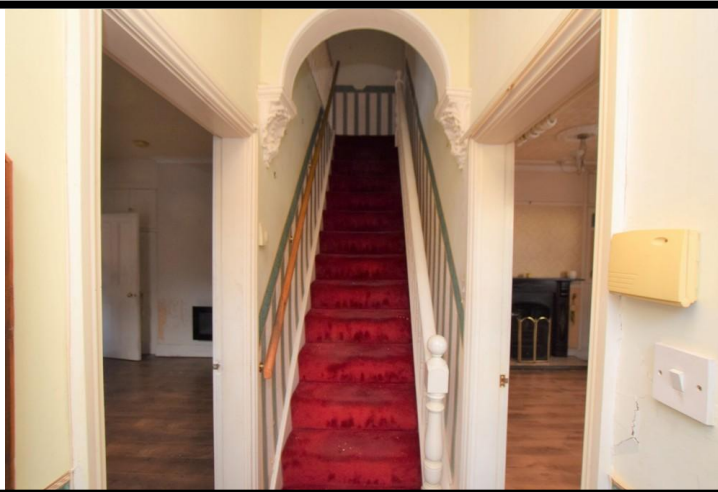


## Oliver Street | South Moor | Stanley | DH9 7AQ

A spacious end terraced house with three well proportioned bedrooms and two reception rooms. Period features including an open fire, bay window and sculpted corbels. Briefly comprising a hallway, lounge, separate dining room, kitchen, landing, three bedrooms and a bathroom. Off street parking in large yard, uPVC double glazing, gas combi central heating, lots of storage and an EPC rating of D (59). No chain, virtual tour available.

£55,000

- Spacious end terraced house
- 3 good sized bedrooms
- Lounge plus separate dining room
- No upper chain
- Off street parking in large yard



## Property Description

### HALLWAY

Composite double glazed entrance door to hallway. Staircase with turned newel post and spindles, feature arch and sculpted corbels over, double radiator, feature tiled floor, telephone extension and a room thermostat. Doors lead to the lounge and also to the dining room.

### LOUNGE

18' 10" x 10' 10" (5.75m x 3.32m) Dual aspect room with bay window, uPVC double glazed units plus additional side window. Feature fireplace with open fire on a tiled hearth. Built in storage to the alcoves with shelving, laminate flooring, double radiator, dado rail, picture rail and coving to the ceiling. Telephone extension and satellite cables.

### DINING ROOM

18' 10" x 10' 7" (5.75m x 3.25m) Large under-stair storage cupboard, additional storage cupboards to the alcoves with shelving. Feature wall mounted electric fire, laminate flooring,

uPVC double glazed window. Double radiator, coving to the ceiling and a telephone point. Door leads to the kitchen.

### KITCHEN

8' 10" x 10' 2" (2.70m x 3.12m) Fitted with a range of wall and base units with complimentary laminate worktops and tiled splashbacks and upturns. Slot in gas cooker space with illuminated extractor unit over, inset stainless steel single drainer sink, plumbed for a washing machine. Tiled floor, two uPVC double glazed windows, extractor fan and a composite double glazed rear exit door.

### FIRST FLOOR

### LANDING

Balustrade, turned newel post and spindles, loft access hatch with pull down loft ladder, loft light and is partially boarded for storage. Doors lead to the bedrooms and bathroom.

### BEDROOM 1 (TO THE SIDE)

11' 4" x 11' 3" (3.47m x 3.44m) uPVC double glazed window and a single radiator.

### BEDROOM 2 (TO THE FRONT)

7' 5" x 13' 8" (2.28m x 4.18m) Large storage area, uPVC double glazed window, telephone extension and a single radiator.

### BEDROOM 3 (TO THE SIDE)

11' 6" x 7' 9" (3.53m x 2.38m) uPVC double glazed window and a single radiator.

### BATHROOM

7' 3" x 7' 8" (2.21m x 2.35m) A corner bath with electric shower over, curtain and rail. Pedestal wash basin, low level WC, tiled walls. Airing cupboard incorporating a hot water tank and wall mounted gas combi boiler, single glazed window, double radiator and an extractor fan

## EXTERNAL

### TO THE FRONT

Forecourt garden enclosed by wall and railings.

### TO THE SIDE

Large yard with a timber shed, cold water tap, external light and twin gates providing off street parking.

## HEATING

Gas fired central heating via combination boiler and radiators.

## GLAZING

Full uPVC double glazing installed.

## 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

A

## Viewing Arrangements

Strictly by appointment

## Contact Details

Anthony House

Anthony Street

Stanley

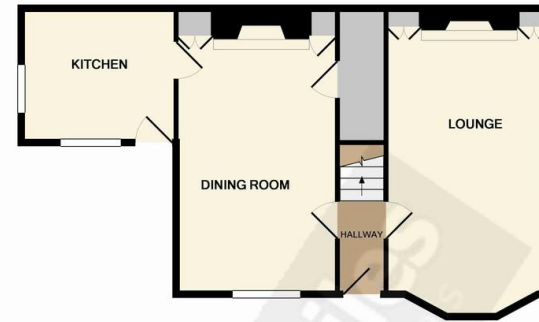
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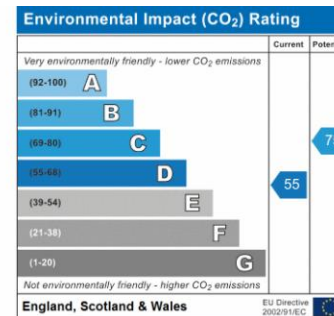
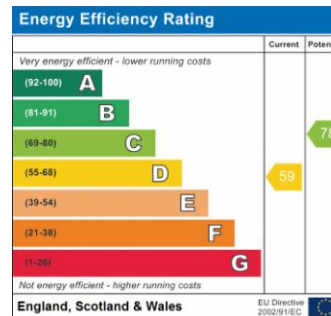
GROUND FLOOR  
APPROX. FLOOR  
AREA 52.7 SQ.M.  
(567 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 42.4 SQ.M.  
(457 SQ.FT.)

TOTAL APPROX. FLOOR AREA 95.1 SQ.M. (1024 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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