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property professionals

**Coronation Terrace,
New Kyo, Stanley, DH9 7JP**

- Terraced house
- 3 bedrooms
- Lounge
- Separate kitchen/diner

£30,000

EPC Rating E (54)





Property Description

A generous three bedroom terraced house available with no upper chain. The accommodation comprises a hallway, lounge, dining room, kitchen, rear hallway, first floor landing, three bedrooms and a bathroom. To the rear is a self-contained yard. Gas central heating, EPC rating E (54).

HALLWAY

11' 7" x 3' 1" (3.54m x 0.95m) Entrance door to hallway, central heating single radiator and a doorway leading to the dining room.

DINING ROOM

Under-stair storage area, dado rail, coving, central heating double radiator, uPVC double glazed window, opening to the kitchen and a large opening to the lounge.





LOUNGE

11' 7" x 14' 6" (into alcove) (3.54m x 4.43m) Adam style fire surround with marble inlay and hearth, inset gas fire, central heating single radiator, uPVC double glazed window, telephone point and coving.

KITCHEN (OFF DINING ROOM)

10' 3" x 5' 10" (3.14m x 1.80m) Fitted with a range of wall and base units with laminate worktops. Integrated double oven/grill, gas hob and illuminated extractor canopy over. Stainless steel single drainer sink with mixer tap, integrated fridge, plumbed for a washing machine, space for a tumble dryer, inset LED spotlights and a uPVC double glazed window.



REAR HALLWAY

uPVC rear exit door, central heating single radiator and stairs to the first floor.

FIRST FLOOR

LANDING

Loft access hatch, doors lead to the bedrooms and bathroom.

BEDROOM 1 (TO THE FRONT)

11' 10" x 10' 7" (3.62m x 3.25m) Laminate flooring, central heating single radiator and a double glazed window.



BEDROOM 2 (TO THE REAR)

14' 8" x 11' 0" (INTO CUPBOARD) (4.48m x 3.36m) Storage cupboards to the alcove housing the gas central heating boiler, double glazed window and a central heating single radiator.

BEDROOM 3 (TO THE FRONT)

11' 10" x 6' 7" (3.62m x 2.01m) Laminate flooring, double glazed window, coving and a central heating single radiator.

BATHROOM

5' 4" x 6' 7" (1.65m x 2.03m) Bath with electric shower over, pedestal wash basin, WC, fully tiled walls, coving, double glazed window and a central heating single radiator.

EXTERNAL

TO THE REAR

Self-contained yard with timber decking and timber shed.

HEATING

Gas fired central heating via boiler and radiators.





GLAZING

Double glazed windows.

ENERGY EFFICIENCY

EPC rating E (54). 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. We are acting for a client who will insist that applicants provide full proof of funds before any offers are considered. The property will remain on the market until exchange of contracts and may be subject to a public notice.

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

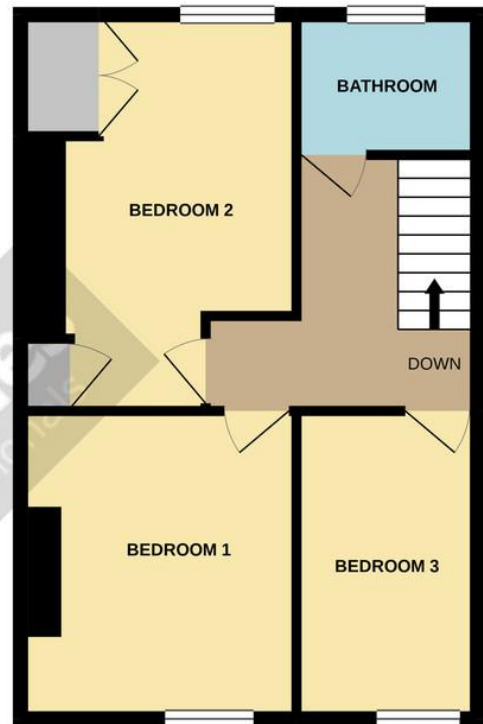
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GROUND FLOOR
44.4 sq.m. (478 sq.ft.) approx.

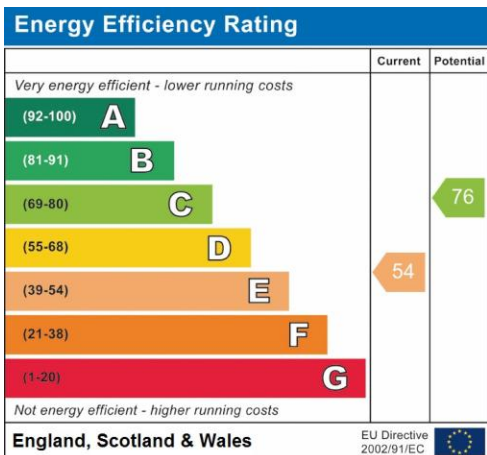


1ST FLOOR
42.7 sq.m. (460 sq.ft.) approx.



TOTAL FLOOR AREA : 87.1 sq.m. (938 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 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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