



## Westfields | Stanley | Co. Durham | DH9 7BP

This three bedroom mid terraced house is located on the ever popular Westfields estate within walking distance of Stanley town centre. The accommodation has a great layout for first time buyers or those with a young family and benefits from a rear garden, brick tool shed and the opportunity to apply to rent a nearby local authority garage. The accommodation comprises a lobby, breakfasting kitchen, lounge, dining room, rear hallway, WC, storage cupboard, first floor landing, three bedrooms and a contemporary family bathroom. Viewing essential to avoid disappointment. Gas combi central heating, full uPVC double glazing and an EPC rating of C (70). Virtual tour available.

£88,950

- Mid terraced house
- 3 bedrooms
- Lounge and dining room
- Breakfasting kitchen
- Rear garden



## Property Description

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### LOBBY

3' 1" x 2' 11" (0.96m x 0.91m) uPVC double glazed entrance door to lobby, tiled floor and a door leading to the breakfasting kitchen.

### BREAKFASTING KITCHEN

13' 3" x 10' 0" (4.06m x 3.07m) An attractive kitchen fitted with a range of wall and base units with soft closing doors and drawers, contrasting laminate worktops, breakfast bar and tiled splash-backs. Space for a slot in electric cooker, integrated fridge and freezer, sink with vegetable drainer and mixer tap, plumbed for a washing machine, built-in wine rack, concealed gas combi central heating boiler, uPVC double glazed window, central heating double radiator, tiled floor and a glazed door to the rear hallway and a door leading to the dining room.

### DINING ROOM

8' 11" x 11' 1" (2.74m x 3.40m) Laminate flooring, uPVC double glazed window and a large opening leading to the lounge.

### LOUNGE

10' 6" x 11' 1" (3.22m x 3.40m) Feature fire surround in Quartz with inlay and hearth, inset electric fire, laminate flooring, uPVC double glazed window, central heating double radiator,

satellite TV aerial cables and a telephone point.

### REAR HALLWAY

7' 6" x 6' 0" (2.30m x 1.85m) Large storage cupboard, laminate flooring, staircase with turned newel post and spindles, central heating double radiator, tiled floor, door leads to the WC and a uPVC double glazed rear exit door.

### WC

4' 11" x 3' 8" (1.51m x 1.13m) Wash basin with laminate worktop, tiled splash-back and base storage cupboard, WC tiled floor, uPVC double glazed window.

### FIRST FLOOR

#### LANDING

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

#### BEDROOM 1 (TOTHE REAR)

11' 10" x 11' 2" (3.61m x 3.41m) Fitted sliding wardrobe, additional over-stair storage cupboard, uPVC double glazed window and a central heating double radiator.

#### BEDROOM 2 (TO THE FRONT)

9' 2" x 11' 2" (2.80m x 3.42m) Fitted sliding wardrobe, uPVC double glazed window and a central heating single radiator.

#### BEDROOM 3 (TO THE FRONT)

5' 11" x 10' 1" (1.81m x 3.09m) uPVC double glazed window and a central heating single radiator.

#### BATHROOM

7' 6" x 6' 10" (2.31m x 2.10m) A contemporary white suite featuring a bath with waterfall mono tap and boiler-fed mains shower over, wash basin with base storage, WC, wall mounted mirror with LED lighting, chrome towel radiator, inset spotlights, fully tiled walls and floor, uPVC double glazed window.

#### EXTERNAL

##### TO THE REAR

Garden with lawn, timber decking, cold water supply tap, detached brick tool shed with power points and lighting. Enclosed by timber fencing.

##### HEATING

Gas fired central heating via combination boiler and radiators.

##### GLAZING

Full uPVC double glazing installed.

##### ENERGY EFFICIENCY

EPC rating C (70). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

##### VIEWINGS

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.

##### 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.





#### 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 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

County Durham

DH9 8AF

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GROUND FLOOR  
40.7 sq.m. (438 sq.ft.) approx.



1ST FLOOR  
41.2 sq.m. (443 sq.ft.) approx.



TOTAL FLOOR AREA : 81.9 sq.m. (881 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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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		

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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