



## Wear Road | Stanley | Co. Durham | DH9 6HJ

£86,000

A two bedroom semi-detached house which has been refurbished is within walking distance of the town centre, has a large gardens and is available with no upper chain. The accommodation comprises of a hallway, lounge, new kitchen, side lobby and WC. First floor landing, two double bedrooms and a new bathroom suite. Gas combi central heating, uPVC double glazing, EPC rating C (69), freehold, Council Tax band A. Viewing highly recommended. Virtual tours available on our website.

- Refurbished Semi-Detached House - Recently updated and modernised.
- Two Bedrooms - Both spacious double rooms.
- New Kitchen and Bathroom Suite - Featuring contemporary fixtures and fittings.
- Large Garden - Generous outdoor space, ideal for relaxation and entertainment.
- Potential to create off-street parking



## Property Description

### HALLWAY

uPVC double glazed entrance door, double radiator, stairs to the first floor, door to the lounge.

### LOUNGE

12' 2" x 14' 6" (3.72m x 4.43m) New laminate flooring, double radiator, uPVC double glazed window and a door to the kitchen/diner.

### KITCHEN/DINER

7' 0" x 14' 6" (2.15m x 4.43m) A new kitchen fitted with a range of all and base units with contrasting laminate worktops and tiled splash-backs. Integrated electric oven/grill, four ring gas hob, stainless steel extractor canopy over, matching single drainer sink with vegetable drainer and mixer tap, plumbed for a washing machine, double radiator, uPVC double glazed window and a door leading to the side lobby.

### SIDE LOBBY

Under-stair storage area, uPVC double glazed side exit door and a door leading to a WC.

### WC

4' 0" x 2' 8" (1.22m x 0.83m) WC, uPVC double glazed window and a single radiator.

### FIRST FLOOR

#### LANDING

uPVC double glazed window, loft access hatch and doors leading to the bedrooms and bathroom.

#### BEDROOM 1 (TO THE FRONT)

9' 2" x 14' 9" (2.80m x 4.50m) Storage cupboard housing the gas combi central heating boiler, uPVC double glazed windows and a double radiator.

#### BEDROOM 2 (TO THE REAR)

10' 2" x 10' 9" (3.12m x 3.30m) uPVC double glazed window and a double radiator.

### BATHROOM

7' 2" x 6' 7" (2.20m x 2.02m) A new white suite featuring a panelled bath with shower fitment over, pedestal wash basin, WC, PVC panelled splash-backs, uPVC double glazed window and a single radiator.

### EXTERNAL

#### TO THE FRONT

A low-maintenance garden with gravelled area and path leading to the rear. Enclosed by timber fence.

#### TO THE REAR

A larger garden with timber decking and lawn. Enclosed by fence and mature hedging.

#### HEATING

Gas fired central heating via combination boiler and radiators.

#### GLAZING

uPVC double glazing installed.

#### ENERGY EFFICIENCY

EPC rating C (69). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

#### TENURE

We understand that the property is freehold. We would recommend that any purchaser has this confirmed by their legal advisor.

#### COUNCIL TAX

The property is in Council Tax band A.

#### BROADBAND SPEEDS

According to Ofcom average download speed of the fastest

package currently available at this postcode is Ultrafast 10,000 Mbps. Suitable for web & social, flawless video calls, 4K streaming and online gaming. We would recommend contacting a supplier to get the most accurate and up to date data.

#### MOBILE PHONE COVERAGE

EE (Excellent), Vodafone (Excellent), Three (Excellent), O2 (Excellent)

#### VIEWINGS

A virtual tour will be available soon on our YouTube channel, our website, property portals and our social media accounts such as Facebook, Twitter and Instagram. To arrange a viewing please contact the office.

#### 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.

#### MORTGAGE ADVICE

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

County Durham

DH9 8AF

[www.davidbailes.co.uk](http://www.davidbailes.co.uk)

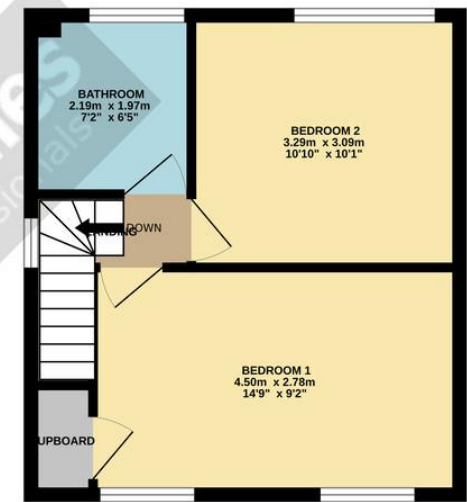
[info@davidbailes.co.uk](mailto:info@davidbailes.co.uk)

01207231111

GROUND FLOOR  
30.8 sq.m. (331 sq.ft.) approx.



1ST FLOOR  
30.8 sq.m. (332 sq.ft.) approx.



TOTAL FLOOR AREA : 61.6 sq.m. (663 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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