

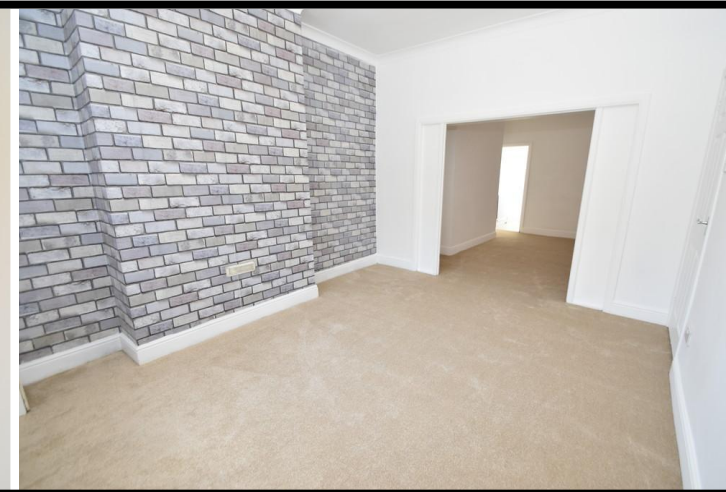


Park Road | South Moor | Stanley | DH9 7BN

This substantial three bedroom terraced house has just been refurbished with new decoration, carpets and has a modern kitchen and bathroom with integrated appliances. The accommodation comprises a large hallway, lounge, separate dining room with huge storage cupboard, kitchen, rear lobby and a ground floor bathroom. To the first floor there are three bedrooms off the landing. Forecourt garden to the front, self-contained yard to the rear. Gas combi central heating, uPVC double glazing, EPC rating D (66), freehold, Council Tax band A. 360 degree and walk-through tours available.

£85,950

- Recently refurbished throughout with new décor and carpets
- Modern fitted kitchen with integrated appliances
- Three well-proportioned bedrooms
- Spacious lounge and separate dining room
- Large dining room storage cupboard



Property Description

HALLWAY

13' 3" x 6' 9" (4.04m x 2.07m) uPVC double glazed entrance door with matching side window, stairs to the first floor, single radiator, hard-wired smoke alarm and a door to the lounge.

LOUNGE

13' 3" x 11' 0" (4.04m x 3.37m) uPVC double glazed window, single radiator, coving and a large opening to the dining room.

DINING ROOM

13' 5" x 14' 9" (4.10m x 4.52m) Large walk-in storage cupboard, uPVC double glazed window, single radiator, telephone point and a door leads to the kitchen.

KITCHEN

11' 10" x 5' 9" (3.62m x 1.76m) A modern kitchen with a range of fitted base units and complimentary laminate worktop and upturns. Integrated appliances including a fridge, freezer, concealed washing machine and stainless steel fan assisted

electric oven/grill, inset halogen electric hob with stainless steel splash-back and matching illuminated extractor canopy over. Inset stainless steel sink with mixer tap, tiled floor, single radiator, inset LED spotlights, uPVC double glazed window and a door to the rear lobby.

REAR LOBBY

Tiled floor, rear exit door and a door to the bathroom.

BATHROOM

8' 2" x 5' 6" (2.51m x 1.69m) A white suite featuring a panelled bath with electric shower over. Pedestal wash basin, low level WC, double radiator, fully tiled walls and floor, uPVC double glazed window.

FIRST FLOOR

LANDING

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

BEDROOM 1 (TO THE FRONT)

13' 6" x 10' 5" (into alcoves) (4.12m x 3.19m) Single radiator and a uPVC double glazed window.

BEDROOM 2 (TO THE REAR)

14' 3" x 10' 6" (into alcoves) (4.35m x 3.21m) Fitted cupboards to alcoves (one housing the gas combi central heating boiler), uPVC double glazed window and a single radiator.

BEDROOM 3 (TO THE FRONT)

13' 6" (maximum) x 7' 3" (4.12m x 2.22m) Single radiator and a uPVC double glazed window.

EXTERNAL

TO THE FRONT

A modest forecourt garden enclosed by brick wall.

TO THE REAR

A self-contained yard with twin wrought iron gates providing off street parking.

HEATING

Gas fired central heating via a condensing combi boiler and radiators.

GLAZING

All windows and the front door are double glazed.

ENERGY EFFICIENCY

EPC rating D (66). Please visit www.davidbailes.co.uk to download the full Energy Performance Certificate or speak to a member of staff.

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 the following broadband speeds are available. We would recommend contacting a supplier to get the most accurate and up to date data.

Broadband (estimated speeds)

Standard	9 mbps
Super-fast	- No data
Ultra-fast	1800 mbps

MOBILE PHONE COVERAGE

According to Ofcom based on customers' experience in the DH9 area, below shows the chance of being able to stream video, make a video call, or quickly download a web-page with images to your phone when you have coverage. It's the likelihood of you being able to get this performance within the postal district depending on the network you are using.

Performance scores should be considered as a guide since there can be local variations.

This shows the percentage of measurements across your postal district over the last 12 months that can successfully stream video or make a video call if they have coverage.

O2 (77%), Vodaphone (74%), Three (72%), EE (63%)

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.

UTILITIES

The property is connected with a mains gas, water and





electricity supply and is connected to the mains drainage.

VIEWINGS

We have created a walk-through virtual tour which can be viewed on our YouTube channel, our website, property portals and our social media accounts such as Facebook, X and Instagram. There is also a 360 degree tour available on our website. To arrange a viewing please contact the office.

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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

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Anthony Street

Stanley

County Durham

DH9 8AF

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GROUND FLOOR
55.1 sq.m. (593 sq.ft.) approx.

1ST FLOOR
42.8 sq.m. (461 sq.ft.) approx.



TOTAL FLOOR AREA : 97.9 sq.m. (1054 sq.ft.) approx.
While 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.
Made with Metropix G2020

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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

