



## Shield Row Gardens | Shield Row | Stanley | DH9 8RF

Situated within a popular residential area of Shield Row, this well-proportioned three bedroom end-link house offers spacious accommodation, excellent storage and the added benefit of no upper chain, making it ideal for first-time buyers, families or investors. The layout comprises an entrance porch leading into a generous lounge/diner, a rear hallway with a large walk-in storage cupboard, a fitted kitchen and a convenient ground floor WC. To the first floor, there are three bedrooms, two of which include built-in storage, along with a family bathroom. Externally, the property benefits from a low maintenance, self-contained rear garden with brick-built storage sheds. Further features include gas combi central heating and full uPVC double glazing.

£85,000

- Three bedroom end-link home
- No upper chain
- Spacious lounge/diner
- Ground floor WC
- Large walk-in storage cupboard



## Property Description

### PORCH

3' 10" x 4' 7" (1.19m x 1.40m) uPVC double glazed entrance door with matching side windows, laminate flooring, inset LEDs and a uPVC double glazed door to the lounge/diner.

### LOUNGE/DINER

10' 5" x 21' 0" (3.18m x 6.41m) Wall mounted electric fire with remote control, laminate flooring, uPVC double glazed windows, one single and one double radiator, coving, TV cables, TV aerial point, telephone point and twin doors open to the hallway.

### HALLWAY

Large walk-in storage cupboard, stairs to the first floor with storage cupboard beneath, laminate flooring, double radiator, telephone point, uPVC double glazed rear exit door and doors to the WC and kitchen.

### KITCHEN

10' 11" x 7' 5" (3.33m x 2.28m) Fitted with wall and base units with contrasting laminate worktops and PVC splash-backs. Integrated electric oven/grill, four ring gas hob with extractor over, stainless steel sink with vegetable drainer and mixer tap, breakfast bar, plumbed for a washing machine, space for a fridge/freezer, LVT flooring, double radiator and a uPVC double glazed window.

### WC

6' 3" x 3' 1" (1.93m x 0.95m) WC, pedestal wash basin, single radiator, uPVC double glazed window and PVC panelled walls.

### FIRST FLOOR

#### LANDING

5' 10" x 13' 2" (1.80m x 4.02m) Airing cupboard housing the gas combi central heating boiler, loft access hatch, Positive Input Ventilation system, loft hatch and doors to the bedrooms and bathroom.

### BEDROOM 1 (TO THE FRONT)

10' 5" x 10' 6" (3.20m x 3.22m) Storage cupboard, laminate flooring, single radiator and a uPVC double glazed window.

### BEDROOM 2 (TO THE FRONT)

10' 5" x 10' 1" (3.20m x 3.08m) Laminate flooring, uPVC double glazed window and a single radiator.

### BEDROOM 3 (TO THE REAR)

8' 8" x 7' 6" (2.65m x 2.30m) Storage cupboard, laminate flooring, uPVC double glazed window and a single radiator.

### BATHROOM

4' 5" x 9' 11" (1.37m x 3.03m) A white suite featuring a panelled bath with thermostatic shower over, glazed screen and fully panelled walls and ceiling with inset spotlights. Pedestal wash basin, WC, uPVC double glazed window, LVT flooring and a chrome towel radiator.

#### EXTERNAL

##### TO THE FRONT

Open lawn to footpath.

##### TO THE REAR

A low maintenance garden with patio and artificial lawn.

Enclosed by timber fence.

#### HEATING

Gas fired central heating via combination boiler and radiators.

#### GLAZING

uPVC double glazing installed.

#### ENERGY EFFICIENCY

EPC rating D (62). 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.

#### UTILITIES

The property is connected with a mains gas, water and electricity supply and is connected to the mains drainage.

#### MINING

The property is located within a former mining area.

#### 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	16 mbps
Super-fast	44 mbps
Ultra-fast	1000 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%)





#### 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.

#### 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

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GROUND FLOOR  
46.8 sq.m. (503 sq.ft.) approx.



1ST FLOOR  
41.9 sq.m. (451 sq.ft.) approx.



TOTAL FLOOR AREA : 88.7 sq.m. (954 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		
69-80	C		72 C
55-68	D	62 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

