



**£410 PCM, No Admin, No Bond**

## **22 RIDLEY STREET, STANLEY, CO DURHAM, DH9 0PD**

- End Terraced House
- Fitted Kitchen/Dining Area
- Bathroom With Shower Over Bath
- Gas Central Heating
- Lounge With Feature Fireplace
- Two Bedrooms
- UPVC Double Glazing
- Energy Rating D (59)

# 22 RIDLEY STREET, STANLEY, CO DURHAM

## Hallway

Double panelled radiator, tiled floor, stairs to first floor.

## Lounge

4.36m x 4.08m (14' 4" x 13' 5") Feature fire surround with cast iron inlay with inset tiles and a tiled hearth, double panelled radiator, under stair storage cupboard



## Dining Room

1.83m x 5.17m (6' x 16' 12") Laminate flooring, single panelled radiator, storage cupboard.



## Kitchen

4.22m x 1.99m (13' 10" x 6' 6") Fitted with a range of wall and base units with tiled splash backs and complimentary laminate work surfaces. Slot in electric cooker space, plumbed for automatic washer, inset stainless steel single drainer sink unit, tiled floor, wall mounted gas combi central heating boiler. uPVC double glazed window and door.



## Landing

Loft hatch, uPVC double glazed window.

## Bedroom 1 (To Front)

3.64m x 4.05m (maximum) (11' 11" x 13' 3") Single panelled radiator, built in cupboard.



## Bedroom 2 (To Rear)

2.67m x 3.20m (maximum) (8' 9" x 10' 6") Single panelled radiator, storage cupboard.

## Bathroom/WC

1.65m x 1.83m (5' 5" x 6') White suite, panelled bath with electric shower over, curtain and rail, low level WC, pedestal wash basin, tiled splash backs.



## External

To rear - self contained yard.

## Heating

Gas combi central heating via radiators.

## Double Glazing

Full uPVC double glazing installed.

## OFFICE OPENING HOURS

MONDAY to FRIDAY 09:00am - 5:30pm SATURDAY 9:00am - 3:00pm

## NOTICE TO BUYERS

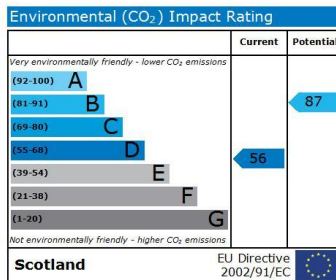
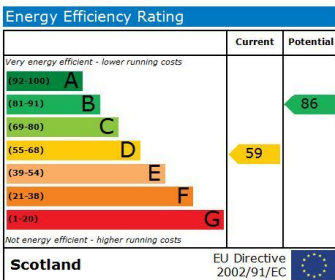
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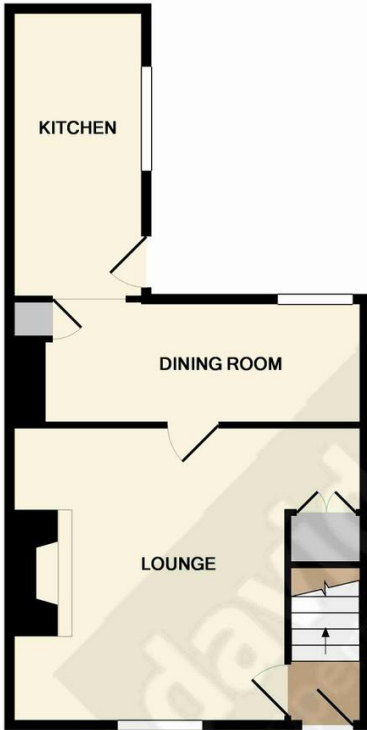
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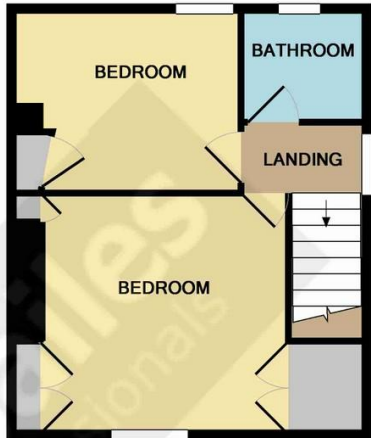


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GROUND FLOOR  
APPROX. FLOOR  
AREA 428 SQ.FT.  
(39.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 333 SQ.FT.  
(31.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 761 SQ.FT. (70.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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