



## South View | Annfield Plain | Stanley | DH9 7UD

Available with no upper chain a very well presented 3 bedroom mid terraced house offering spacious accommodation and benefitting from off street parking to the rear. Briefly comprising a lobby, hallway which open to the dining room with a further opening to the lounge, contemporary kitchen with high gloss units, white bathroom suite, gas combi central heating and full uPVC double glazing. EPC rating D (70).

**£82,000**

- 3 bedroom mid terraced house
- Modern kitchen and bathroom
- Off street parking
- 2 receptions rooms
- Spacious and well presented



## Property Description

### LOBBY

uPVC double glazed entrance door to lobby.

### HALLWAY

Double radiator, feature archway with moulded corbels.

### DINING ROOM

12' 4" x 16' 6" (3.76m x 5.04m) Stairs with turned newel post and spindles, storage cupboards to alcoves (one incorporating the gas combi boiler), uPVC double glazed window, double radiator, opening to the lounge, door to the kitchen.

### LOUNGE

11' 6" x 14' 9" (into alcove) (3.51m x 4.52m) Double radiator, uPVC double glazed window, T.V. aerial, satellite cables.

### KITCHEN

16' 2" x 6' 10" (4.94m x 2.09m) A contemporary kitchen fitted with a range of high gloss wall and base units with soft closing

doors and drawers. Complimentary laminate worktops and upturns, integrated electric oven/grill, inset electric hob (note this will be replacing that shown in the image), illuminated extractor canopy over. Stainless steel sink with mixer tap, double radiator, uPVC double glazed window and rear exit door, inset spotlights.

### FIRST FLOOR

#### LANDING

Loft access hatch, single radiator.

#### BEDROOM 1 (TO THE FRONT)

12' 0" x 12' 4" (3.66m x 3.76m) Double radiator, uPVC double glazed window.

#### BEDROOM 2 (TO THE REAR)

12' 1" x 9' 10" (3.70m x 3.00m) Two built in cupboards with hanging rails, double radiator, uPVC double glazed window.

#### BEDROOM 3 (TO THE FRONT)

8' 8" x 6' 1" (2.65m x 1.86m) Double radiator, uPVC double glazed window.

### BATHROOM

5' 4" x 6' 3" (1.64m x 1.91m) A white suite featuring a panelled bath with a mains fed shower over, pedestal wash basin, low level WC, chrome towel radiator, uPVC double glazed window, tiled splashbacks, PVC panelled ceiling, uPVC double glazed window, tiled floor.

### EXTERNAL

#### TO THE FRONT

A small forecourt garden with low maintenance stones. Enclosed by dwarf brick wall.

#### TO THE REAR

Self-contained block paved yard with cold water supply tap, external light and twin wrought iron gates providing off street



parking.

#### 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.

#### VIEWING

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.

#### 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.

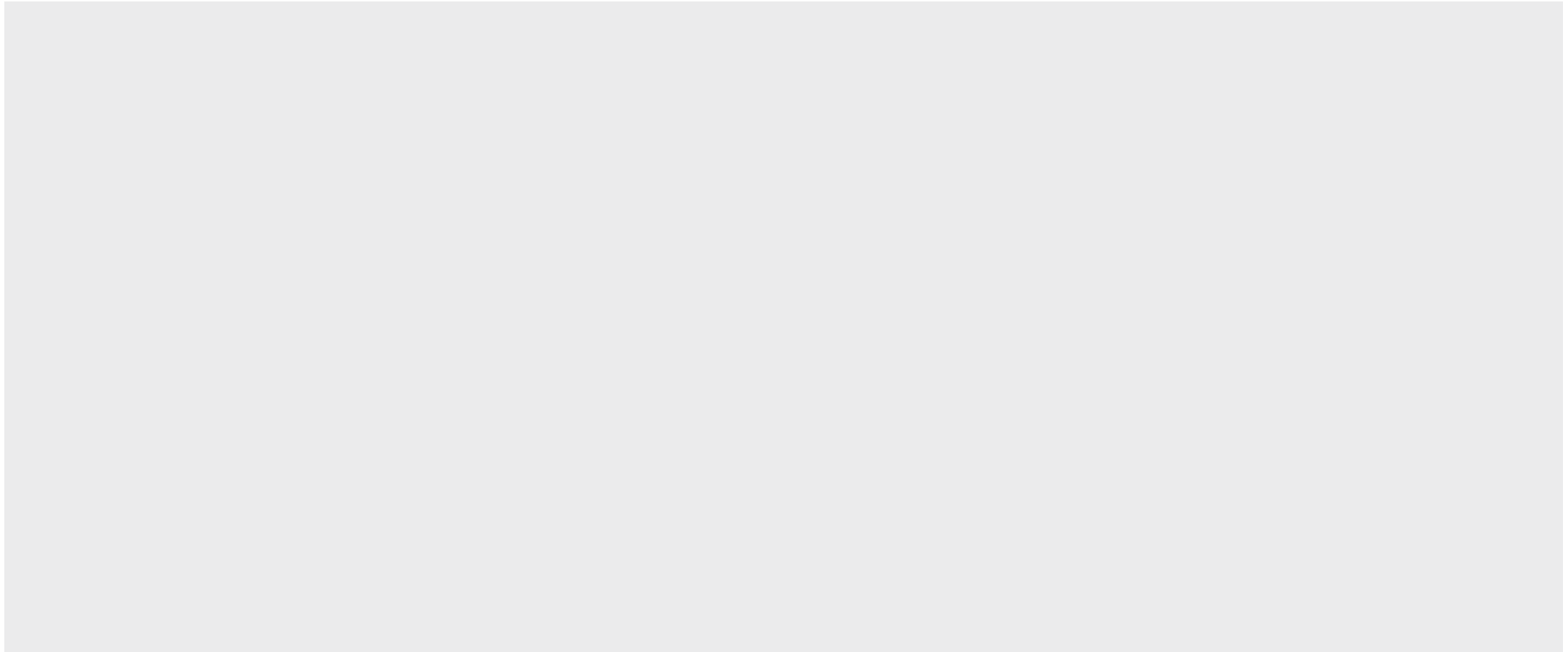
#### NEED A MORTGAGE?

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.

#### 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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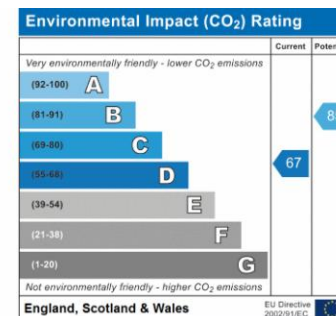
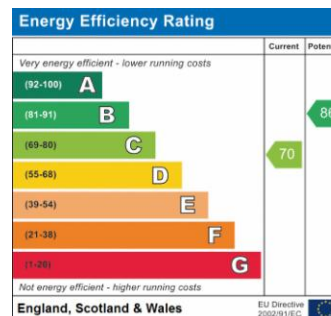


GROUND FLOOR  
APPROX. FLOOR  
AREA 48.5 SQ.M.  
(522 SQ.FT.)

1ST FLOOR  
APPROX. FLOOR  
AREA 38.3 SQ.M.  
(412 SQ.FT.)

TOTAL APPROX. FLOOR AREA 86.8 SQ.M. (935 SQ.FT.)

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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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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