



Tennyson Gardens | Dipton | Stanley | DH9 9ES

Located within a popular village this three bedroom terraced house should prove popular with families and comes with gardens and off street parking. The accommodation comprises an entrance hallway, lounge, kitchen/diner, rear lobby, WC, first floor landing, three bedrooms and a bathroom. Recently installed gas combi boiler, full uPVC double glazing, EPC rating C (71) and a virtual tour is available.

£105,000

- Terraced house
- 3 bedrooms
- Well presented
- Off street parking for two vehicles
- Lounge plus kitchen/diner



Property Description

ENTRANCE HALLWAY

uPVC double glazed entrance door with matching side window, telephone point, stairs to the first floor, single radiator and a door leading to the lounge.

LOUNGE

14' 11" x 13' 6" (4.57m x 4.13m) Laminate flooring, wall mounted electric fire with remote control, uPVC double glazed French doors with matching side windows open to the front garden decking. Coving, double radiator, satellite TV cables and a door leading to the kitchen/diner.

KITCHEN/DINER

11' 3" x 13' 5" (3.45m x 4.10m) A spacious kitchen/diner fitted with a generous range of wall and base units with soft closing doors, contrasting laminate worktops and tiled splash-back above a four ring gas hob and concealed illuminated extractor fan over. Integrated fan assisted double oven/grill, shelf above for a microwave, stainless steel sink with vegetable drainer

and mixer tap, plumbed for a washing machine and space for a free standing fridge/freezer. uPVC double glazed window, laminate floor tiles, double radiator, space for a dining table, twin doors accessing a large (4.50m x 0.93m) storage cupboard, coving and a door leading to the rear lobby.

REAR LOBBY

2' 10" x 3' 3" (0.87m x 1.01m) Doors lead to the WC, storage cupboard and a uPVC double glazed rear exit door.

STORAGE CUPBOARD

3' 9" x 3' 3" (1.15m x 1.01m) uPVC double glazed window and wall cabinet.

WC

7' 0" x 2' 11" (2.15m x 0.91m) WC, wash basin, single radiator, coving and a uPVC double glazed frosted window.

FIRST FLOOR

LANDING

9' 2" x 6' 0" (2.81m x 1.83m) Loft access hatch with pull down loft ladder (part boarded for storage), coving, airing cupboard incorporating the gas combi central heating boiler, door leads to the bedrooms and bathroom.

BEDROOM 1 (TO THE FRONT)

13' 6" x 8' 8" (4.12m x 2.65m) uPVC double glazed window, single radiator and coving.

BEDROOM 2 (TO THE REAR)

11' 0" x 9' 8" (3.37m x 2.96m) Built-in cupboard with hanging rail and shelf, uPVC double glazed window, coving, telephone point and a single radiator.

BEDROOM 3 (TO THE FRONT)

9' 11" (maximum) x 7' 10" (3.04m x 2.41m) Over-stair storage cupboard with shelving, uPVC double glazed window and a single radiator.

BATHROOM

6' 11" x 6' 11" (2.11m x 2.11m) A white suite with panelled bath and mixer shower, curtain and rail. Pedestal wash basin, WC, PVC panelled walls, coving, uPVC double glazed window and a double radiator.

EXTERNAL

TO THE FRONT

Timber decked patio, enclosed by timber fence and gate which opens to a public green.

TO THE REAR

Timber gates open to a large driveway with off street parking for several cars, gravelled area with paved stepping stones, paved patio, enclosed by timber fence.

HEATING

Newly installed gas fired central heating via combination boiler and radiators.

GLAZING

Full uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating C (71). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

VIEWINGS

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.



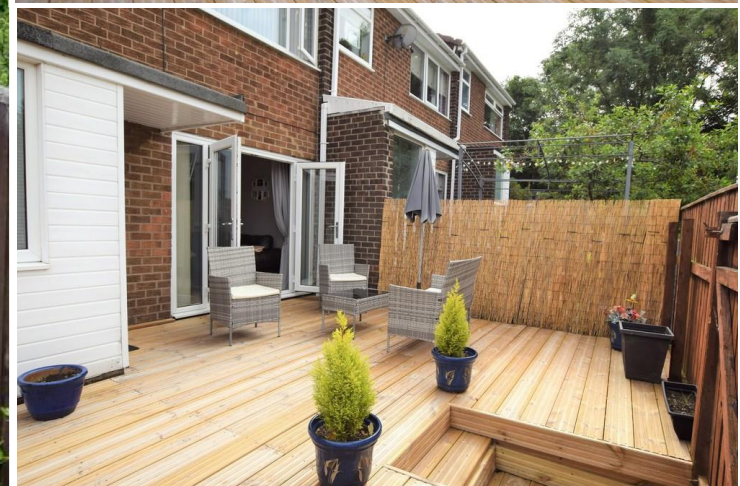


NEED A MORTGAGE?

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

Anthony House

Anthony Street

Stanley

County Durham

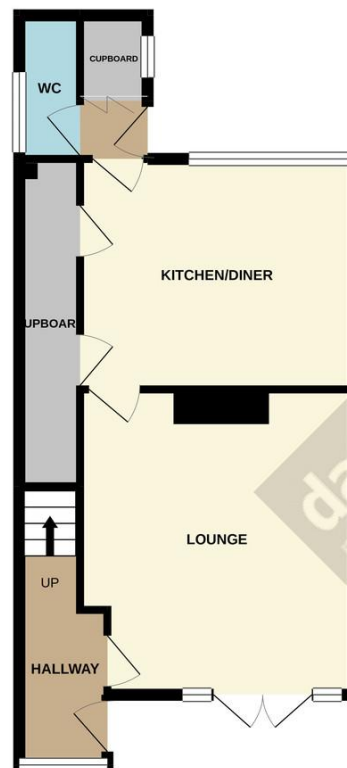
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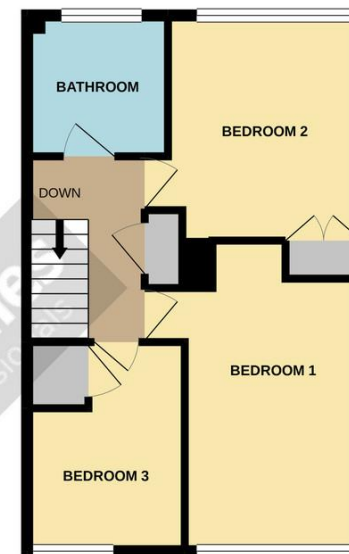
info@davidbailes.co.uk

01207231111

GROUND FLOOR
45.0 sq.m. (484 sq.ft.) approx.



1ST FLOOR
39.8 sq.m. (428 sq.ft.) approx.



TOTAL FLOOR AREA: 84.7 sq.m. (912 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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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