



Simpson Street | Stanley | Co Durham | DH9 0PF

A two bedroom terraced house within walking distance of the town centre which should be of interest to first time buyers or Landlords. The accommodation comprises a lounge, kitchen/diner, first floor landing, two bedrooms and a bathroom. Garden to the front and self-contained yard to the rear with parking in the rear lane. Gas combi central heating, full uPVC double glazing and an EPC rating of D (61). Virtual tour available.

£64,950

- Terraced property
- 2 bedrooms
- Lounge plus kitchen/diner
- Garden
- Walking distance to town centre



Property Description

LOUNGE

13' 5" x 15' 1" (4.11m x 4.62m) uPVC double glazed entrance door, feature Pine fire surround with tiled inlay gas fire on a marble hearth. Stairs to the first floor, uPVC double glazed window, laminate flooring, coving, double radiator and a door leading to the kitchen.

KITCHEN/DINER

8' 0" x 15' 1" (2.45m x 4.62m) Fitted with a range of wall and base units with butchers block effect laminate worktops and tiled splash-backs. Integrated fan assisted electric oven/grill, four ring gas hob and extractor canopy over. Stainless steel sink with vegetable drainer and mixer tap, space for a washing machine and for a free-standing fridge/freezer, double radiator, coving, wall mounted gas combi central heating boiler, dining table area, two uPVC double glazed windows and matching rear exit door to the yard.

FIRST FLOOR

LANDING

Loft access hatch, coving and doors leading to the bedrooms and bathroom.

BEDROOM 1 (TO THE FRONT)

13' 5" x 11' 9" (4.11m x 3.59m) Fitted wardrobe, uPVC double glazed window, coving and a double radiator.

BEDROOM 2 (TO THE REAR)

8' 2" x 8' 0" (2.50m x 2.45m) Wood flooring, uPVC double glazed window, single radiator and coving.

BATHROOM

4' 11" x 6' 7" (1.50m x 2.02m) A white suite with a P-shaped bath with a thermostatic shower over, curtain and rail. Fully tiled walls and floor, wash basin with base storage, WC, uPVC double glazed window and a towel rail.

EXTERNAL

TO THE FRONT

Forecourt garden enclosed by stone wall. Beyond is a footpath. Below the footpath is a garden area which is not on the property title. The buyers solicitor could make enquiries into the possibility of purchasing or adding this area to the title.

TO THE REAR

Self-contained yard.

PARKING

On-street parking within rear lane.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (61). 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

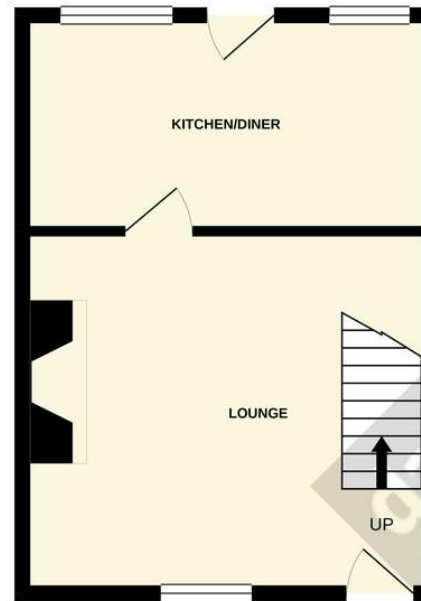
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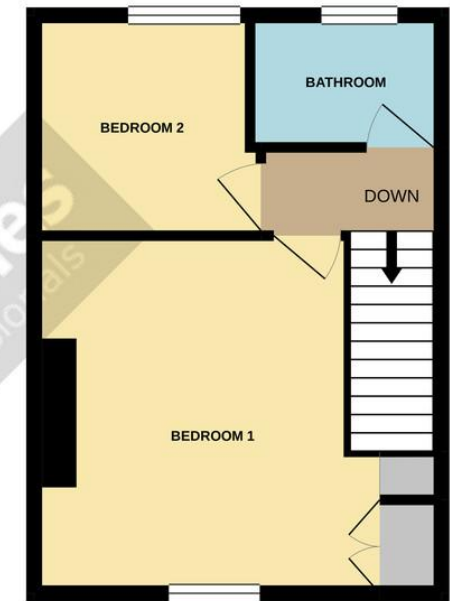
info@davidbailes.co.uk

01207231111

GROUND FLOOR
29.1 sq.m. (313 sq.ft.) approx.

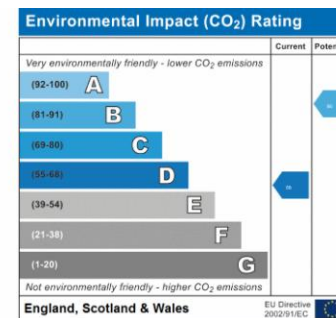
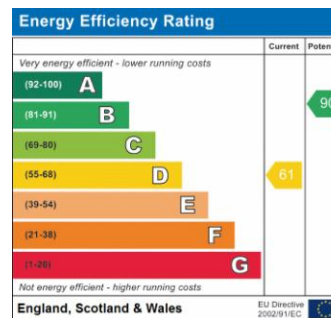


1ST FLOOR
29.6 sq.m. (319 sq.ft.) approx.



TOTAL FLOOR AREA : 58.8 sq.m. (632 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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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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