

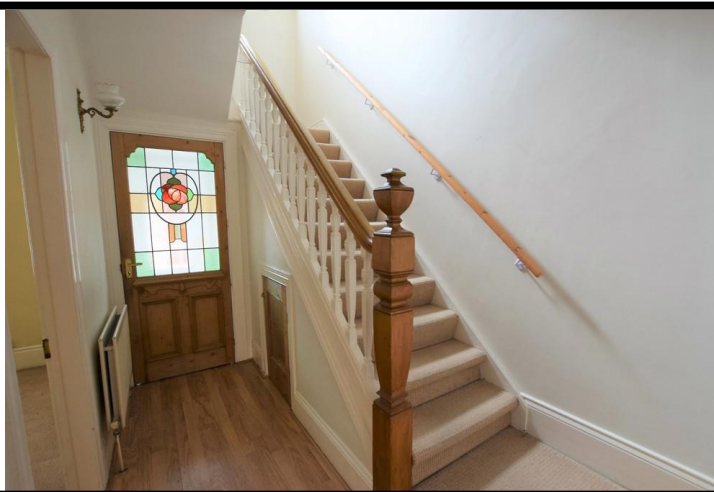


## East Parade | Stanley | Co. Durham | DH9 0PS

An opportunity to purchase a semi-detached house that is in a good location and available with no upper chain. The accommodation comprises an entrance lobby, hallway, lounge, large kitchen/diner, first floor landing with large storage cupboard, three bedrooms and a family bathroom suite. Substantial self-contained patio yard to the rear with twin gates providing off street parking. Gas combi central heating, uPVC double glazing, EPC rating D (61). Virtual tour available.

**£100,000**

- Semi-detached house
- 3 bedrooms
- No upper chain
- Large patio with off street parking
- Substantial kitchen/diner



## Property Description

### ENTRANCE LOBBY

2' 7" x 6' 4" (0.81m x 1.94m) uPVC double glazed entrance door, with matching side window, laminate flooring, wall light, base cupboard housing the gas meter, stained glass door to hallway.

### HALLWAY

Feature staircase with turned newel post, spindles and storage cupboard beneath. Laminate flooring, double radiator, coving, wall lights and doors to the lounge and kitchen/diner.

### LOUNGE

13' 0" x 13' 1" (3.98m x 4.00m) Feature wood fire surround, marble inlay and hearth, living flame gas fire, double radiator, telephone point, uPVC double glazed window, TV aerial, satellite TV cables, moulded cornicing, centre light rose and wall lights.

### KITCHEN/DINER

13' 9" x 19' 9" (4.20m x 6.03m) A large open space spanning the full width of the property overlooking the rear patio. The dining area has a decorative fireplace, uPVC double glazed French doors which open to the rear patio, double radiator, ceiling centre rose, wall lights and coving. The kitchen area is fitted with a range of wall and base units including display cabinets. Contrasting laminate worktops extending to create a breakfast bar, concealed lighting, tiled splash-backs, space for a cooker, extractor canopy over, wine rack, plumbed for a washing machine and a dishwasher, stainless steel sink with vegetable drainer and mixer tap. Space for an under-counter fridge and freezer, spotlights, gas combi central heating boiler, laminate flooring and uPVC double glazed windows.

### FIRST FLOOR

#### LANDING

uPVC double glazed window above a half landing, balustrade and spindles, main landing with large storage cupboard, loft

access hatch with pull down ladder, telephone extension point, doors lead to the bedrooms and bathroom.

### BEDROOM 1 (TO THE FRONT)

11' 7" x 13' 1" (3.54m x 4.00m) Fitted wardrobes and built-in storage cupboards, uPVC double glazed window and a double radiator.

### BEDROOM 2 (TO THE REAR)

10' 9" x 9' 11" (3.30m x 3.03m) uPVC double glazed window and a double radiator.

### BEDROOM 3 (TO THE SIDE)

9' 3" x 6' 8" (2.83m x 2.05m) uPVC double glazed window, TV aerial point.

### BATHROOM

6' 6" x 9' 7" (2.00m x 2.94m) A white suite featuring a large corner bath and separate thermostatic shower, pedestal wash basin, WC, part tiled walls, uPVC double glazed window, inset



spotlights , shaver socket, towel radiator and a tiled floor.

#### EXTERNAL

#### TO THE REAR

Paved patio with steps to a further patio area that provides off street parking by way of twin timber side gates. Shed, enclosed by brick wall and timber fencing.

#### HEATING

Gas fired central heating via combination boiler and radiators.

#### GLAZING

Full 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. This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision. Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. \*\*





## Tenure

Freehold

## Council Tax Band

A

## Viewing Arrangements

Strictly by appointment

## Contact Details

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GROUND FLOOR  
47.5 sq.m. (511 sq.ft.) approx.

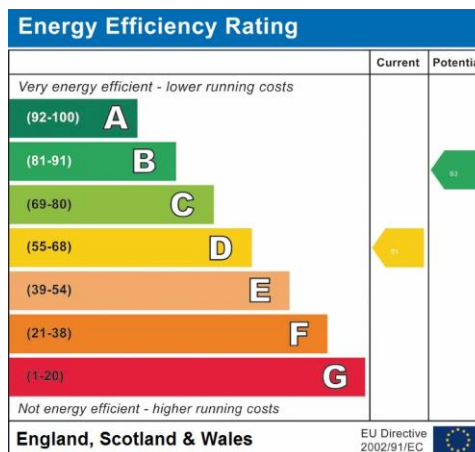


1ST FLOOR  
47.2 sq.m. (508 sq.ft.) approx.



TOTAL FLOOR AREA : 94.6 sq.m. (1019 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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