



54 Lenin Terrace | Stanley | Co. Durham | DH9 6PB

Formerly a police house this 4 bedroom semi-detached house is situated on a generous plot with large gardens to front and rear plus a garage and secure off street parking making this an ideal family home. Upgraded to a high standard with contemporary kitchen, bathroom and en-suite. The accommodation comprises a hallway, study, fourth bedroom, lounge and a breakfasting kitchen. To the first floor there is a landing, three bedrooms (master with en-suite) and a family bathroom. There is a cellar accessed from the garden providing lots of storage space. Viewing essential.

Offers Over £115,000

- Semi-detached house
- 4 bedrooms (master with en-suite)
- Generous plot with large gardens
- Large cellar providing excellent storage
- Quality kitchen and bathrooms



Property Description

HALLWAY

Composite double glazed entrance door to hallway, laminate flooring, coving, central heating single panelled radiator, stairs to the first floor and doors leading to the study and lounge.

STUDY

6' 1" x 9' 10" (1.87m x 3.00m) Laminae flooring, uPVC double glazed window, central heating single panelled radiator, coving and a door leading to the fourth bedroom.

BEDROOM 4 (TO THE REAR)

9' 4" x 9' 10" (2.85m x 3.00m) Accessed via the study and overlooking the rear garden. uPVC double glazed window, central heating single panelled radiator and coving.

LOUNGE (DUAL ASPECT)

15' 9" x 10' 10" (4.82m x 3.32m) Feature fire surround with granite effect inlay, living flame gas fire on a marble hearth. uPVC double glazed window to the front and matching double

glazed twin French doors open to the rear decking and garden beyond. Central heating single panelled radiator, coving, walk-under-stair storage cupboard with uPVC double glazed window. A door from the lounge leads to the breakfasting kitchen.

BREAKFASTING KITCHEN

10' 9" x 13' 7" (3.28m x 4.16m) A modern kitchen fitted with high gloss grey wall and base units with concealed lighting onto contrasting laminate worktops, one of which extends to create a breakfast bar. Integrated fan assisted electric oven/grill, four ring gas hob with black glass splash-back with illuminated extractor canopy over. Inset sink with mixer tap and vegetable drainer, integrated dishwasher, space for an American style fridge/freezer, plumbed for a washing machine, concealed gas combi central heating boiler, tall single panel radiator in anthracite grey, polished tiled floor with electric under-floor heating, uPVC double glazed windows to front and rear, inset LED spotlights and a composite double glazed side exit door.

FIRST FLOOR

LANDING

uPVC double glazed window, loft access hatch with pull-down loft ladder. The loft is partly boarded for storage. Coving and doors leading to the bedrooms and bathroom.

MASTER BEDROOM (TO THE FRONT)

11' 6" x 9' 10" (3.51m x 3.00m) Fitted wardrobe with sliding doors, uPVC double glazed window, central heating single panelled radiator, TV aerial point, coving and a door leading to the en-suite.

EN-SUITE

3' 10" x 9' 10" (1.17m x 3.00m) A modern suite featuring an enclosed glazed cubicle with mains-fed shower with large rain head and additional hand held foshette. PVC panelled splash-backs. Wall mounted sink with base storage and LED mirror over. Low level WC, fully tiled walls and floor, uPVC panelled ceiling with inset LED spotlights, extractor fan, chrome heated

towel rail and a uPVC double glazed window.

BEDROOM 2 (TO THE FRONT)

8' 7" x 10' 8" (2.64 m x 3.26m) uPVC double glazed window, central heating single panelled radiator and coving.

BEDROOM 3 (TO THE REAR)

6' 10" x 11' 1" (2.10m x 3.38m) uPVC double glazed window, central heating single panelled radiator and coving.

BATHROOM

5' 6" x 6' 0" (1.68m x 1.84m) A modern suite featuring a panelled bath with wall mounted taps and thermostatic controls, half pedestal wash basin with uPVC double glazed window over. Low level WC, wall mounted mirrored storage cabinet, chrome heated towel radiator, fully tiled walls and floor and a PVC panelled ceiling with inset spotlights.

EXTERNAL

CELLAR

Accessed from the rear garden this useful storage space covers almost the same floorspace as the ground floor. The space is divided into four rooms of varying head height ranging from 1.38m to 1.79m with electric sockets and lighting. There may be scope (subject to planning consent and following building regulations) to create further living space within the cellar.

GARAGE

A pre-cast concrete garage is located to the side of the property.

TO THE FRONT

Lawn garden enclosed by mature hedging. Twin gates provide access to driveway. Cold water supply tap and lighting.

TO THE REAR

A large south facing lawn garden with large timber raised decking, timber fencing and mature hedging.

HEATING

Gas fired central heating via condensing combination boiler and radiators.

GLAZING

Full uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating E (49). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

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.

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 Vendor 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

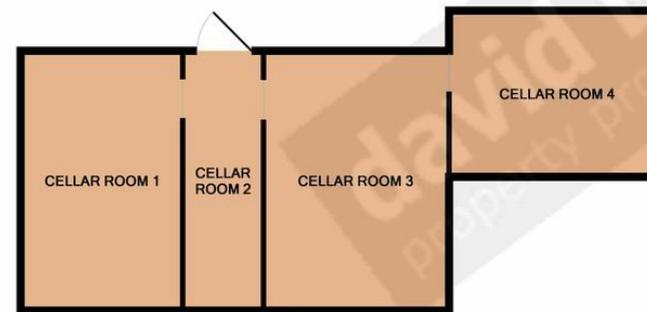
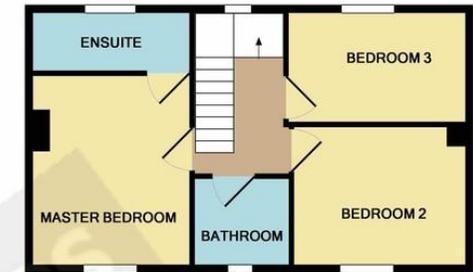
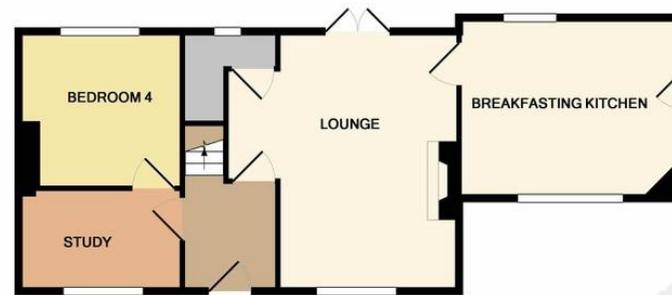
County Durham

DH9 8AF

www.davidbailes.co.uk

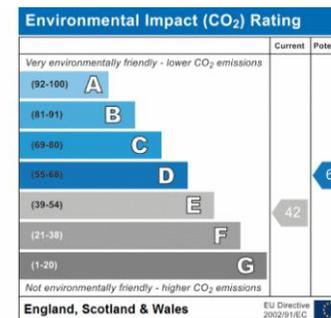
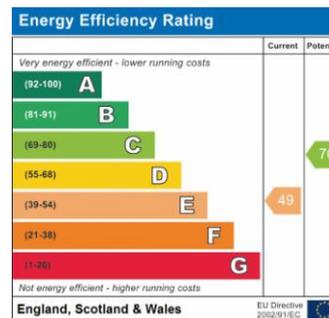
info@davidbailes.co.uk

01207231111



TOTAL APPROX. FLOOR AREA 137.5 SQ.M. (1480 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.
Made with Metropix ©2019



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



rightmove
find your happy

