

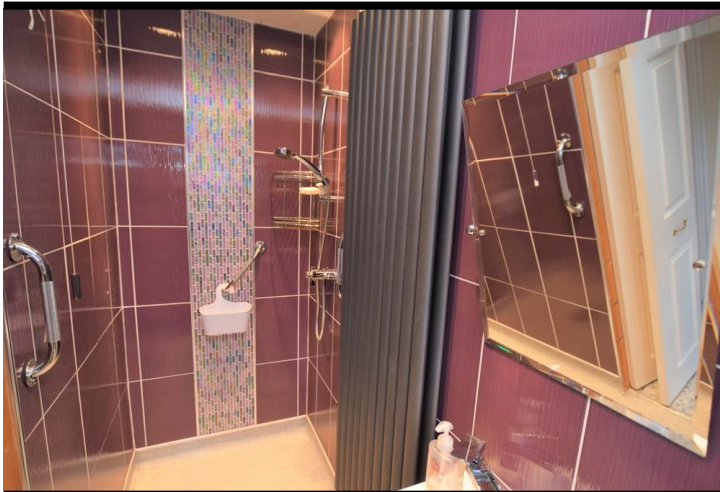


Sabin Terrace | New Kyo | Stanley | DH9 7JL

A spacious three bedroom end terraced house available with no upper chain. The accommodation comprises a hallway, lounge, dining room, kitchen, rear hallway, ground floor wet room style shower/WC. To the first floor there is a landing, three bedrooms, and a bathroom. To the rear is a self-contained yard. Gas combi central heating, uPVC double glazing and an EP rating of E (50).

Offers Over £50,000

- End terraced house
- 3 bedrooms
- Lounge and separate dining room
- Ground floor wet room and 1st floor bathroom
- No upper chain



Property Description

HALLWAY

Composite double glazed entrance door, central heating double radiator, dado rail, telephone point, stairs to the first floor and doors to the lounge and dining room.

LOUNGE

10' 10" x 15' 10" (3.31m x 4.83m) Currently being used as a dining room with feature marble fire surround, electric fire, base storage and shelving to alcoves with inset spotlights, uPVC double glazed window, central heating double radiator, picture rail and cornicing.

DINING ROOM

11' 4" x 17' 3" (3.46m x 5.26m) Currently being used as a lounge. uPVC double glazed window. Under-stair storage cupboard, additional alcove cupboard housing the gas combi central heating boiler. Central heating single radiator, dado rail, picture rail, cornicing, wall lights, telephone extension and a door leading to the kitchen.

KITCHEN

8' 6" x 9' 1" (2.60m x 2.77m) Fitted with a range of wall and base units with contrasting laminate worktops and tiled splash-backs. Space for a slot in cooker, stainless steel single drainer sink with mixer tap, plumbed for a washing machine and also for a slimline dishwasher, wine rack, central heating double radiator, uPVC double glazed window and a door leading to the rear hallway.

REAR HALLWAY

Storage cupboard with space for a fridge/freezer, dado rail, bi-folding door to the wet room/WC and a uPVC double glazed rear exit door.

SHOWER ROOM/WC

4' 11" x 9' 1" (1.50m x 2.77m) A wet room setup with boiler-fed shower, fully tiled walls, wall hung wash basin with base storage, WC, wall mirror, anthracite double column central heating radiator, PVC panelled ceiling with inset spotlights and a uPVC double glazed window.

FIRST FLOOR

LANDING

11' 6" x 6' 10" (3.53m x 2.10m) uPVC double glazed window, dado rail, picture rail, inset spotlights, central heating double radiator and doors leading to the bedrooms and bathroom.

BEDROOM 1 (TO THE FRONT)

12' 6" x 14' 1" (3.82m x 4.30m) Fitted wardrobe with sliding mirrored doors, central heating single panelled radiator and a central heating single radiator.

BEDROOM 2 (TO THE REAR)

11' 9" x 9' 7" (3.60m x 2.93m) uPVC double glazed window and a central heating single radiator.

BEDROOM 3 (TO THE FRONT)

10' 8" x 6' 10" (3.26m x 2.10m) uPVC double glazed window and a central heating double radiator.

BATHROOM

6' 7" x 5' 4" (2.03m x 1.63m) Panelled bath with period shower fitment, pedestal wash basin, WC, fully tiled walls and a uPVC double glazed window.

EXTERNAL

TO THE REAR

Self-contained yard with cold water tap.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

Full uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating E (50) please speak to a member of staff for a copy of the full Energy Performance Certificate.

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.

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.

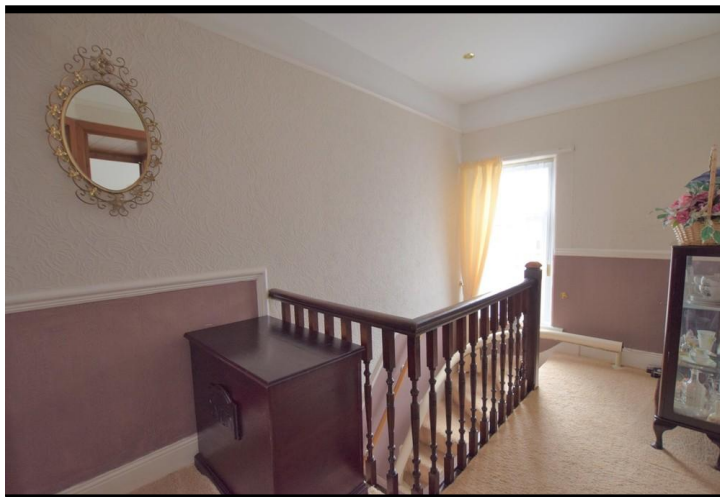
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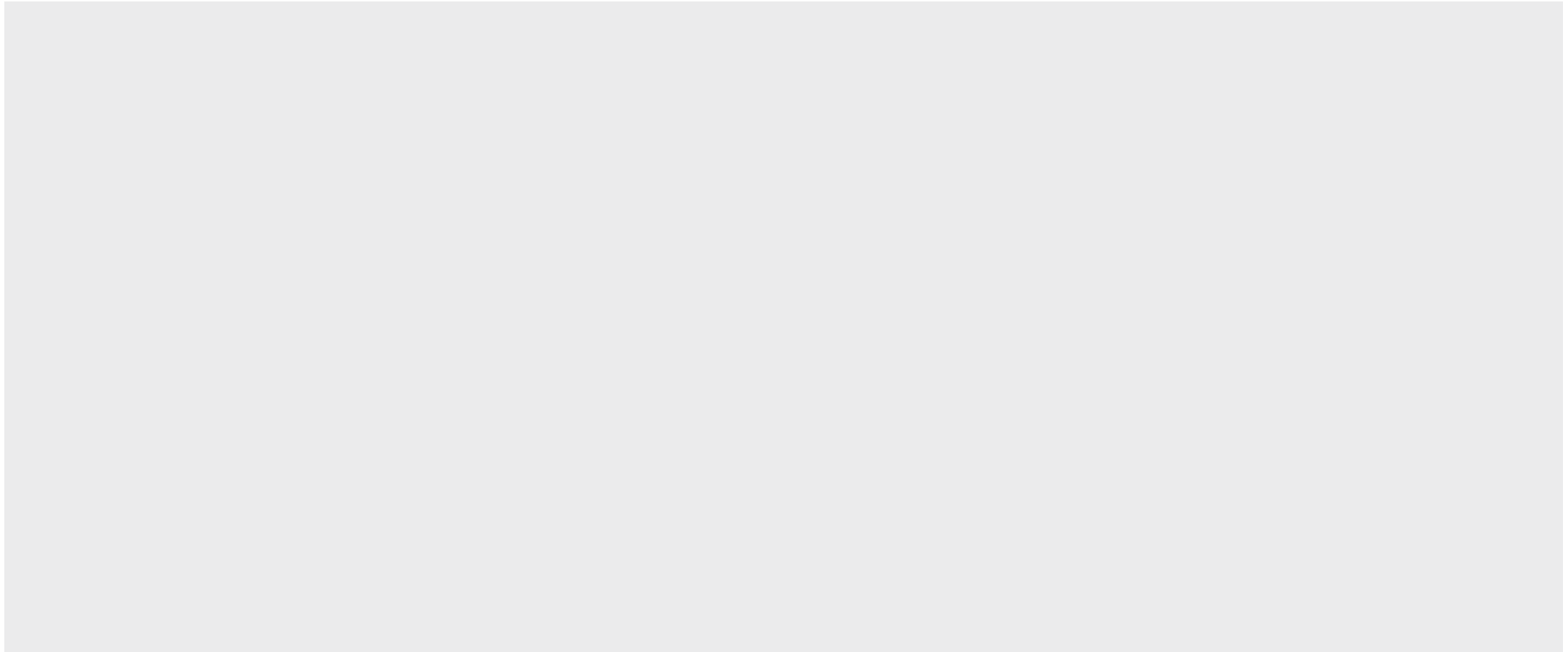
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we or our employees have authority to make or give any representation or warranty in relation to the property. We have not checked or tested any appliances mentioned (including heating systems or electrical fittings) therefore working order cannot be confirmed. All measurements are given to the nearest 5cm.

VIEWING

Where possible we will create 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.







Tenure

Freehold

Council Tax Band

A

Viewing Arrangements

Strictly by appointment

Contact Details

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GROUND FLOOR
54.3 sq.m. (584 sq.ft.) approx.

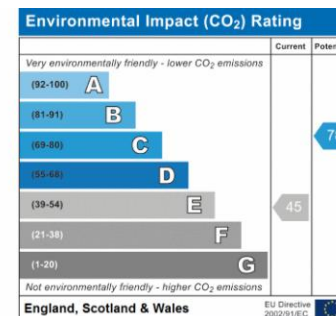
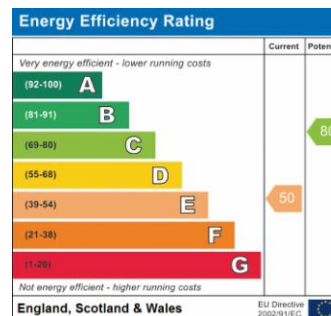


FIRST FLOOR
41.4 sq.m. (446 sq.ft.) approx.



TOTAL FLOOR AREA: 95.7 sq.m. (1030 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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