



Weardale Terrace | Annfield Plain | Stanley | DH9 7TX

A deceptively spacious four bedroom mid terraced house, providing a lovely family home. The property benefits from a single storey extension and a conservatory overlooking the front lawn garden with decking area and to the rear is an enclosed rear yard. An ideal house for first time buyers or property investor. The accommodation comprises an entrance rear lobby, bathroom, kitchen with some integrated appliances, lounge with fireplace and conservatory. The first floor originally had three bedrooms, but has been altered to provide a fourth bedroom. Warmed by newly installed gas combi central heating boiler and full uPVC double glazing.

£85,000

- 4 bedroom mid terraced house
- Single storey rear extension
- Conservatory
- Lawn garden
- Kitchen with integrated cooking appliances



Property Description

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CONSERVATORY

11' 1" x 8' 9" (3.40m x 2.68m) Constructed with a brick base and uPVC double glazed windows and French doors to the front garden, radiator, laminate flooring and uPVC double glazed French doors open to the lounge.

LOUNGE

17' 1" x 15' 3" (maximum) (5.23m x 4.65m) Coving to the ceiling, radiator and uPVC double glazed French doors opening to the conservatory, doors lead to the kitchen/diner and to the stairs.

KITCHEN/DINER

17' 1" x 10' 2" (5.23m x 3.12m) Fitted with a range of wall and base units with complimentary work surfaces and tiled splash-backs, integrated oven and gas cooking hob with extractor canopy over. Integrated fridge/freezer, sink and drainer, concealed plumbing for a washing machine, uPVC double glazed window, coving to the ceiling, tiled flooring extending into the open plan dining area, radiator, large walk in storage cupboard incorporating the gas combi central heating boiler. Doorway to the rear hallway.

REAR HALLWAY

6' 0" x 5' 2" (1.85m x 1.58m) uPVC double glazed rear door, small uPVC double glazed window, tiled flooring and door to

the bathroom.

BATHROOM

8' 6" x 7' 7" (2.61m x 2.32m) Fully tiled walls, panel bath, pedestal wash basin, WC, shower cubicle with electric shower, radiator, extractor fan and uPVC double glazed window.

INNER LOBBY

uPVC double glazed window, staircase to the first floor.

FIRST FLOOR

BEDROOM 1

13' 10" x 9' 3" (4.24m x 2.84m) uPVC double glazed window and radiator.

BEDROOM 2

11' 8" x 10' 0" (3.57m x 3.07m) uPVC double glazed window and radiator.

BEDROOM 3

10' 3" x 7' 6" (3.14m x 2.30m) uPVC double glazed window and radiator.

BEDROOM 4

8' 7" (maximum) x 6' 11" (maximum) (2.64m x 2.11m) An L-shaped room with over stairs base display, uPVC double glazed window.

EXTERNAL

TO THE FRONT

Lawn garden with timber decking area, the garden is enclosed by fencing with access gate

TO THE REAR

Self-contained yard enclosed by brick wall and access gate.

HEATING

Gas fired central heating via newly installed combination boiler

and radiators.

HEATING

Full uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (63). Please speak to a member of staff for a copy of the full Energy Performance Certificate. Please note that since the production of this EPC the owner has removed a back boiler and installed a modern gas combi condensing boiler which should have a positive impact on the property's energy efficiency.

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.

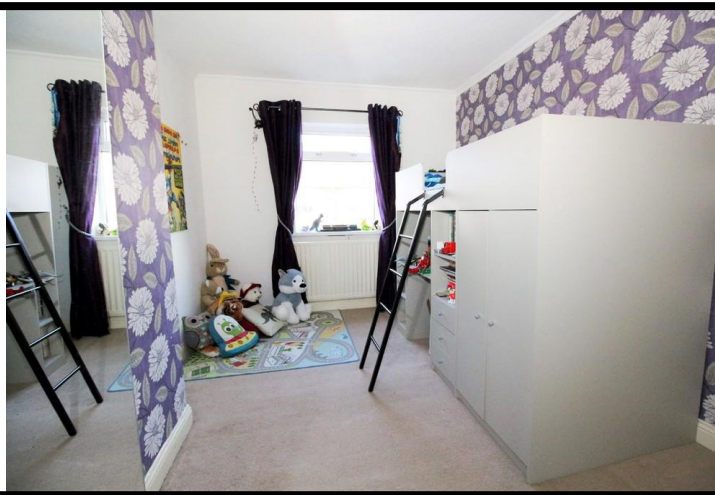
NEED A MORTGAGE?

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 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.





VIEWING

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

Anthony House

Anthony Street

Stanley

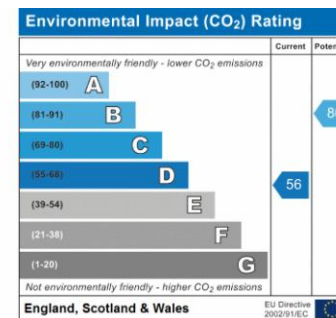
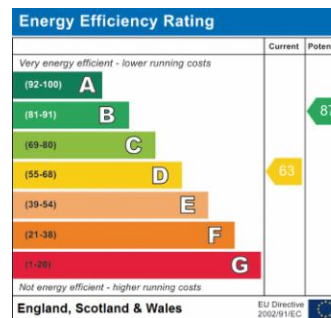
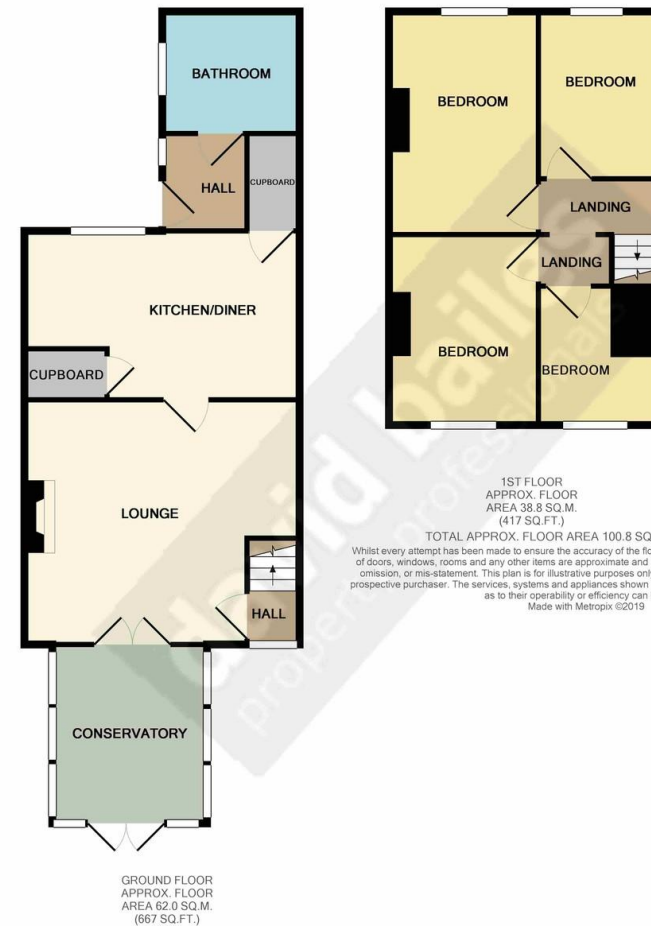
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



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