



## Gerard Close | New Kyo | Stanley | DH9 7BY

Built in 2016 by Gleeson Homes and still under warranty, this immaculate two bedroom semi-detached is an ideal starter home and benefits from having a garden, off street parking for two vehicles and is available with no upper chain. The accommodation comprises a hallway, dual aspect lounge, kitchen/diner, cloakroom/WC, first floor landing, two double bedrooms (one with fitted wardrobes) and a bathroom. Gas combi central heating, freehold tenure and an EPC rating of B (82). Virtual tour available.

**£99,000**

- Modern semi-detached house
- 2 double bedrooms
- Gardens
- Off street parking for two vehicles
- No upper chain



## Property Description

### HALLWAY

Entrance door to hallway, stairs to the first floor, central heating single radiator and a door leading to the lounge.

### LOUNGE

15' 4" x 10' 0" (maximum) (4.68m x 3.06m) Dual aspect with uPVC double glazed windows to the front and side, under-stair storage cupboard, central heating double radiator, TV aerial, satellite TV cables, telephone point, room thermostat and a door leading to the kitchen/diner.

### KITCHEN/DINER

7' 11" x 13' 6" (2.43m x 4.12m) Overlooking the rear garden with a dining area, uPVC double glazed French doors, door to the cloakroom/WC and a central heating double radiator. The kitchen is fitted with a range of high gloss wall and base units with contrasting laminate worktops and tiled splash-backs. Integrated fan assisted electric oven/grill, four ring gas hob with concealed illuminated extractor fan over. Stainless steel

sink with mixer tap and uPVC double glazed window over. Plumbed for a washing machine and space for a tall fridge/freezer and a wall mounted gas combi central heating boiler.

### CLOAKROOM/WC

5' 4" x 3' 3" (1.65m x 1.00m) Low level WC, wash basin with tiled splash-back, central heating single radiator and a ceiling mounted extractor fan.

### FIRST FLOOR

#### LANDING

Central heating single radiator, loft access hatch and doors leading to the bedrooms and bathroom.

### BEDROOM 1 (TO THE FRONT)

10' 2" x 13' 6" (maximum) (3.11m x 4.12m) Fitted with a range of sliding wardrobes, twin uPVC double glazed windows and a central heating single radiator.

### BEDROOM 2 (TO THE REAR)

12' 11" x 7' 3" (3.96m x 2.23m) uPVC double glazed window and a central heating single radiator.

### BATHROOM

7' 5" x 5' 11" (2.28m x 1.81m) A white suite featuring a panelled bath with boiler-fed mains shower over, curtain and rail. Pedestal wash basin, low level WC, tiled splash-backs, uPVC double glazed window, ceiling mounted extractor fan and a central heating single radiator.

### EXTERNAL

#### TO THE FRONT AND SIDE

Open plan lawn.

#### TO THE REAR

Lawn, quality timber shed, paved pathway enclosed by timber fence with rear gate to driveway.



#### PARKING

Off street parking to the rear with space for two vehicles.

#### HEATING

Gas fired central heating via combination boiler and radiators.

#### GLAZING

uPVC double glazing installed.

#### ENERGY EFFICIENCY

EPC rating B (82). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

#### VIEWING

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.

#### 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.

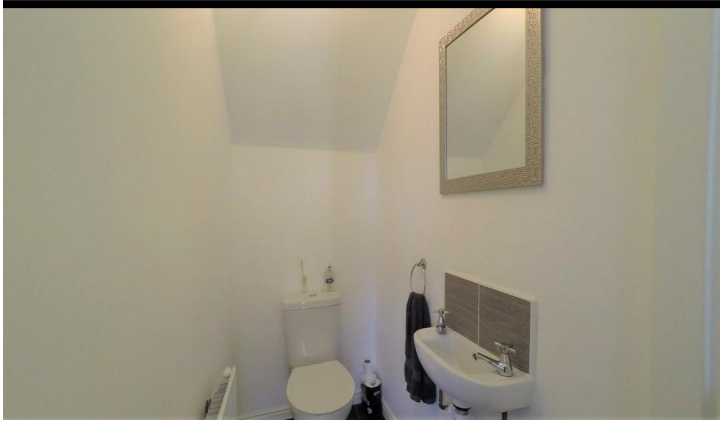
#### MAKING AN OFFER

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.

#### 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

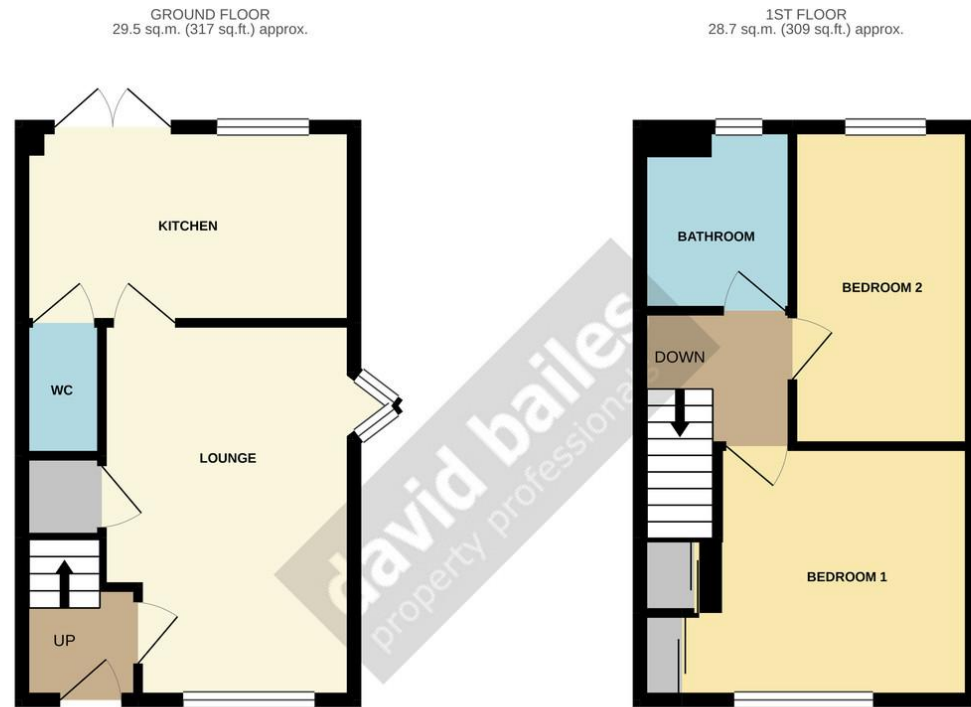
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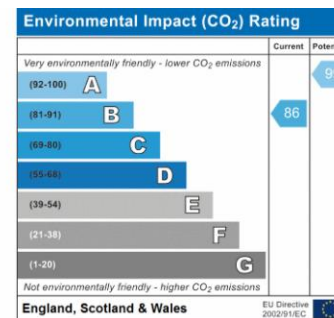
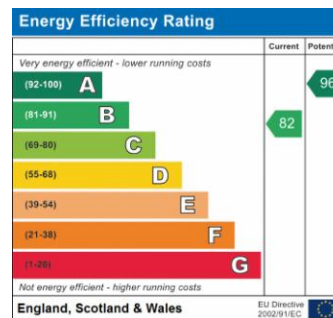
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TOTAL FLOOR AREA : 58.2 sq.m. (626 sq.ft.) approx.

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.

Made with Metrepro 10/2020



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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