



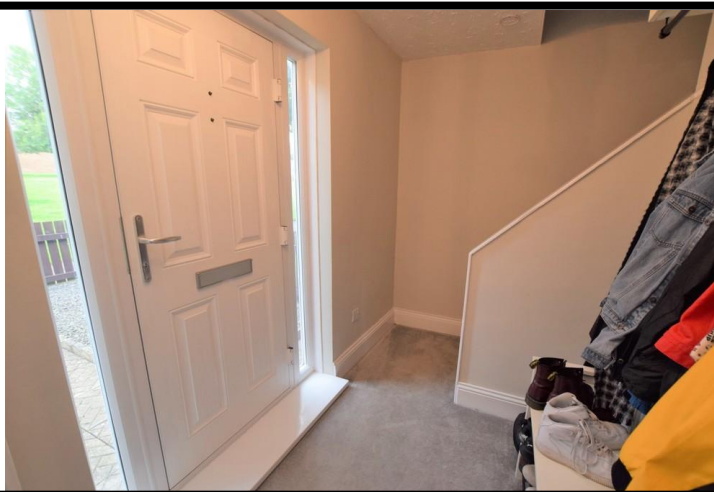
Milton Close | | East Stanley | DH9 6UB

A well presented two bedroom mid terraced house offering great accommodation for a first time buyer. Benefits from a well maintained garden and solar panels providing renewable energy. Briefly comprising a hallway, lounge/diner, breakfasting kitchen, two bedrooms both with built in wardrobes and a family bathroom. Externally there are gardens to the front and rear. Gas combi central heating, full uPVC double glazed windows. EPC rating C (81).

VIRTUAL TOUR AVAILABLE ON OUR YOUTUBE CHANNEL

£85,000

- Mid terraced house
- 2 bedrooms
- Gardens
- Solar panels
- Lounge/diner



Property Description

ENTRANCE HALLWAY

Composite door with double glazed side windows and entrance door, staircase to the first floor, telephone point and a door leading to the lounge/diner.

LOUNGE/DINER

22' 1" x 11' 2" (6.75m x 3.41m) Dual aspect room with modern electric fire, laminate flooring, two central heating double radiator, uPVC double glazed window and matching French doors which open onto the garden, telephone point, coving, Virgin media cable connection, TV aerial point and a door to the kitchen.

KITCHEN

14' 9" x 9' 1" (4.52m x 2.77m) Fitted with a range of wall and base units with complimentary laminate worktops and tiled splash-backs. Integrated fan assisted electric cooker, electric hob, single drainer sink with vegetable drainer and mixer tap,

plumbed for automatic washer, breakfast bar, under-stair storage cupboard, coving, central heating single radiator, tiled floor, uPVC double glazed window and a door leading to the lobby.

REAR LOBBY

uPVC double glazed rear exit door, tiled floor.

FIRST FLOOR

LANDING

Loft access hatch and doors leading to the bedrooms and bathroom.

BEDROOM 1 (TO THE FRONT)

9' 2" x 15' 3" (2.81m x 4.65m) Fitted wardrobes, central heating double radiator, uPVC double glazed window and coving to the ceiling.

BEDROOM 2 (TO THE REAR)

11' 3" x 9' 2" (3.45m x 2.80m) Laminate flooring, fitted wardrobes, built in cupboards (one with shelving and hanging rail, the other houses the gas combi central heating boiler). Central heating double radiator, uPVC double glazed window and coving to the ceiling.

BATHROOM

5' 5" x 8' 7" (1.67m x 2.62m) A contemporary white suite featuring a P-shaped bath with boiler-fed shower over glazed screen and tiled splash-backs. Wash basin with base storage, WC, chrome towel radiator, tiled floor, two uPVC double glazed frosted windows and a PVC panelled ceiling with inset spotlights.

EXTERNAL

TO THE FRONT

Low maintenance garden enclosed by a timber fence overlooking a green.

TO THE REAR

Paved patio, low maintenance garden enclosed by timber fence.

HEATING

Gas fired central heating via combination boiler and radiators. The boiler was installed circa 2019.

GLAZING

Full uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating C (81). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

SOLAR PANELS

The property has a solar P.V. installation in the form of panels on the roof. This generates renewable energy which benefits the occupier by providing cheaper electricity costs. The panels are part of a lease agreement with a third party who will

maintain the panels and will also take any feed in tariff that may be generated from any excess energy created. This arrangement can continue with any future owner of the property. For further information contact the office.

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

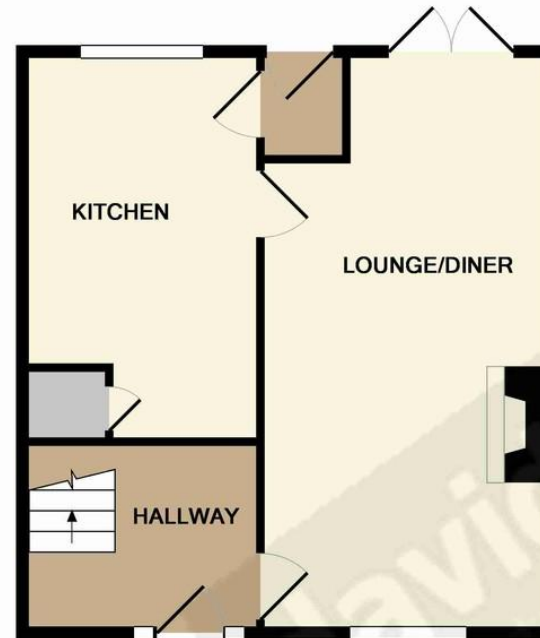
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DH9 8AF

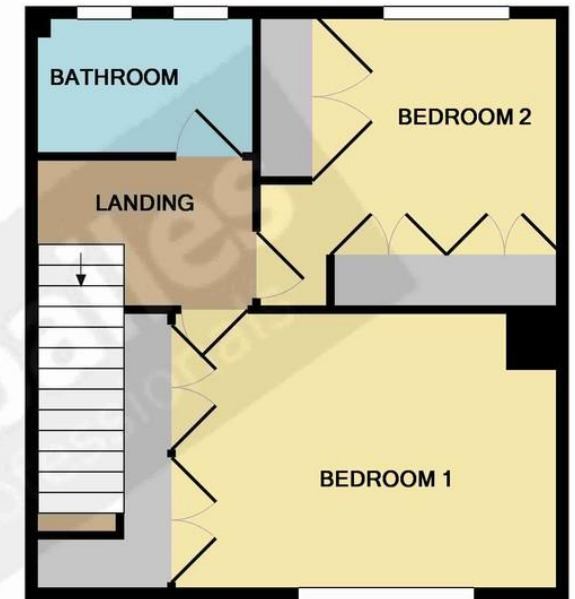
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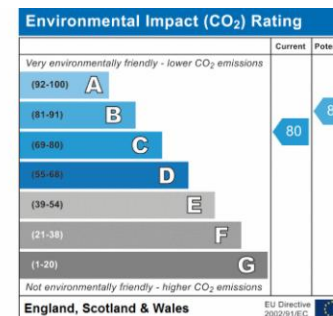
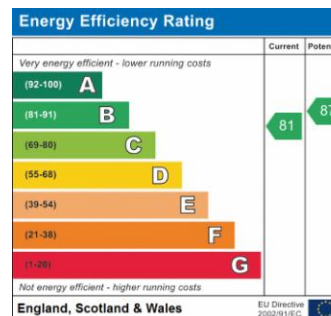
GROUND FLOOR
APPROX. FLOOR
AREA 41.7 SQ.M.
(449 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 41.2 SQ.M.
(444 SQ.FT.)

TOTAL APPROX. FLOOR AREA 82.9 SQ.M. (893 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
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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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