



## North Thorn | Shield Row | Stanley | DH9 0LA

Viewing is essential to appreciate the internal space on offer for this well presented family home with no upper chain. The accommodation comprises a lobby, hallway, lounge with stove and separate dining room. Fitted kitchen with integrated appliances, rear hallway, and contemporary ground floor bathroom. To the first floor there is a landing, three double bedrooms and a shower/WC. Scope to extend into the loft (subject to necessary consents) and an attractive rear yard with composite decking and brick storage shed. Gas combi central heating, full uPVC double glazing and an EPC rating of D (68). Virtual tour available.

£114,950

- 3 Bedroom mid terraced house, NO UPPER CHAIN
- Deceptively spacious family home
- Scope to extend into the loft (subject to necessary consent)
- 2 Reception rooms
- Multi-fuel stove





## Property Description

### ENTRANCE LOBBY

5' 4" x 3' 2" (1.65m x 0.98m) uPVC double glazed door, dado rail, picture rail and a glazed door to the hallway.

### HALLWAY

Central heating double radiator, staircase to the first floor and a door leading to the dining room.

### DINING ROOM

15' 2" x 14' 8" (4.63m x 4.49m) uPVC double glazed window, central heating double radiator, under-stair storage cupboard, hard-wired smoke alarm, twin glazed doors to the lounge and a glazed door opens to the kitchen.

### LOUNGE

15' 2" x 11' 11" (4.63m x 3.65m) Feature multi-fuel stove, Indian sandstone hearth, central heating double radiator, uPVC double glazed window, satellite TV cables and a telephone point.

### KITCHEN

12' 1" x 9' 4" (3.70m x 2.85m) Fitted with a modern range of wall and base units with soft closing doors, drawers and contrasting laminate worktops and upturns. Slot-in double cooking range, extractor canopy over, integrated dish washer, concealed plumbing for washing machine and space for a tumble dryer, one and half sink and drainer with mixer tap, uPVC double glazed window, storage cupboard housing the gas combi central heating boiler, column radiator, and a door leading to the rear hallway.

### REAR HALLWAY

9' 4" x 2' 11" (2.85m x 0.91m) Half PVC paneled walls, uPVC double glazed door to the rear yard and a door leading to the bathroom.

### BATHROOM

9' 4" x 5' 6" (2.85m x 1.70m) Fitted with a contemporary suite with panel bath and half tiled walls, wash basin with base storage unit, WC, towel radiator and a uPVC double glazed

window.

### FIRST FLOOR

Landing with newel post, spindles and balustrade, uPVC double glazed window hard-wired smoke alarm and doors leading to the bedrooms and shower room/WC.

### SHOWER ROOM/WC

7' 5" x 3' 4" (2.27m x 1.03m) A modern suite with shower cubicle with glazed sliding glazed door, WC, wash basin with base storage, PVC panel walls and spot lights (one incorporating an extractor fan).

### BEDROOM 1 (TO THE REAR)

13' 10" x 11' 11" (4.24m x 3.64m) A spacious room with uPVC double glazed window, central heating double radiator and picture rail.

#### BEDROOM 2 (TO THE FRONT)

13' 11" x 11' 1" (4.25m x 3.40m) uPVC double glazed window, central heating double radiator and picture rail.

#### BEDROOM 3 (TO THE FRONT)

10' 9" x 7' 3" (3.30m x 2.21m) uPVC double glazed window, central heating double radiator, picture rail and a loft hatch with pull down loft ladder. Please note the loft is part boarded for storage and has a light. The loft is spacious and could easily be converted into additional living accommodation (subject to necessary consent and building control approval).

#### EXTERNAL

To front - low maintenance forecourt garden with access gate.  
To rear - enclosed yard with attached brick built storage shed, composite decked area, cold water supply tap, access gate.  
There is a coach light and security lighting installed. Security camera.

#### PARKING

On street parking is available at the rear of the house.

#### CENTRAL HEATING

Gas fired central heating via combination boiler and radiators.  
The owner has advised a new boiler was installed in 2019 with a 5 year manufacturer warranty.

#### GLAZING

Full uPVC double glazing installed.

#### ENERGY EFFICIENCY

EPC rating D (68). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

#### VIEWINGS

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.

#### 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.

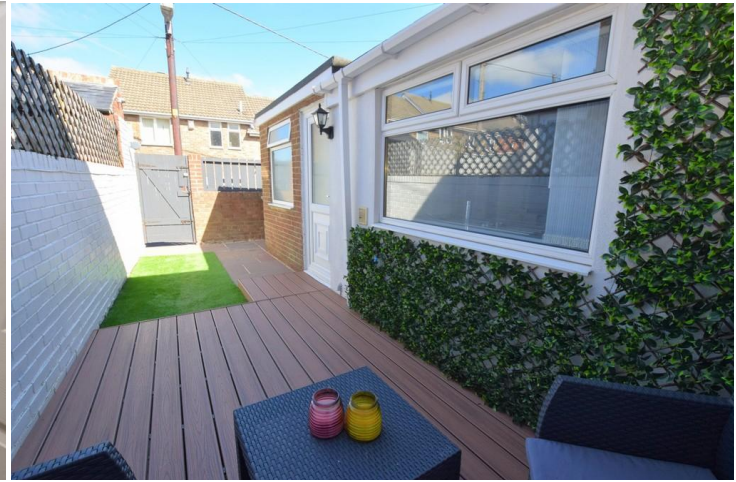
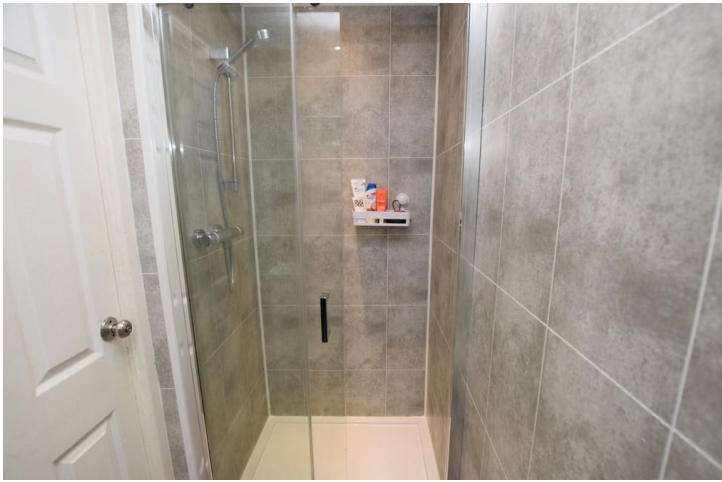




#### AGENT NOTES

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

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Stanley

County Durham

DH9 8AF

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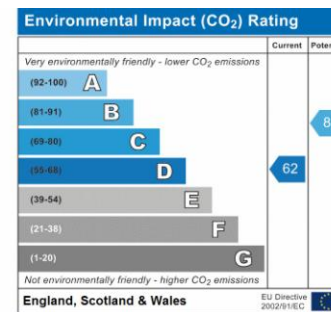
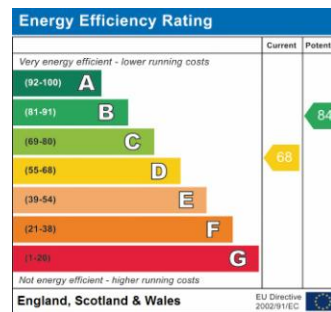
GROUND FLOOR  
64.0 sq.m. (688 sq.ft.) approx.

1ST FLOOR  
46.5 sq.m. (501 sq.ft.) approx.



TOTAL FLOOR AREA : 110.5 sq.m. (1189 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 omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. 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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