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property professionals

Kay Street,
Stanley, Co. Durham, DH9 0PE

- Mid-terraced dormer bungalow
- 2 double bedrooms
- Garden and rear yard
- No upper chain

Offers In Region Of £40,000
EPC Rating E (53)

Kay Street, Stanley, Co. Durham, DH9 0PE

Property Description

In need of refurbishment this two bedroom dormer bungalow offers great potential and is conveniently located within walking distance of Stanley town centre. Available with no upper chain the accommodation comprises a spacious lounge, kitchen/diner, rear lobby, large ground floor bathroom/shower, first floor landing and two double bedrooms with bedroom one having panoramic views towards Newcastle. Externally there is a garden to the front and a self-contained yard to the rear with rear lane parking. EPC rating E (53).

LOUNGE
12' 11" x 15' 6" (3.95m x 4.73m) uPVC double glazed entrance door, laminate flooring, open fireplace, dado rail, coving, telephone point and a door leading to the kitchen/diner.

KITCHEN/DINER
13' 1" (maximum) x 12' 0" (maximum) (4.01m x 3.68m) Fitted with a range of wall and base units with contrasting worktops and tiled splash-backs. Space

for a free-standing cooker, plumbed for a washing machine, sink with mixer tap and vegetable drainer, uPVC double glazed window, under-stair storage cupboard and a doorway leading to the rear lobby.

REAR LOBBY
Stairs to the first floor, laminate flooring, telephone point, door to the bathroom and a uPVC double glazed rear exit door to the yard.

BATHROOM
16' 3" x 5' 10" (maximum) (4.96m x 1.80m) Panelled bath, separate glazed cubicle with electric shower, pedestal wash basin, WC, wall mounted gas combi central heating boiler (currently disconnected), uPVC double glazed window.

FIRST FLOOR

LANDING
Loft hatch and doors leading to the bedrooms.

BEDROOM 1 (TO THE FRONT)
9' 2" x 15' 2" (2.81m x 4.64m) Large dormer window with uPVC double glazing and a single radiator. Views towards countryside and Newcastle.

BEDROOM 2 (TO THE REAR)
9' 2" x 11' 2" (2.81m x 3.41m) Storage cupboards to the eaves, Velux double glazed window and a single radiator.

EXTERNAL

TO THE FRONT
Garden enclosed by timber fence.

TO THE REAR
Self-contained yard.

HEATING
The gas combi boiler is currently disconnected and there are currently only radiators in the bedrooms.

GLAZING
uPVC double glazing installed.

ENERGY EFFICIENCY
EPC rating E (53). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

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. Please note that the majority of lenders do not provide buy to let mortgages for properties below £50,000.

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.

GROUND FLOOR
45.0 sq.m. (485 sq.ft.) approx.

1ST FLOOR
30.6 sq.m. (330 sq.ft.) approx.

TOTAL FLOOR AREA : 75.7 sq.m. (815 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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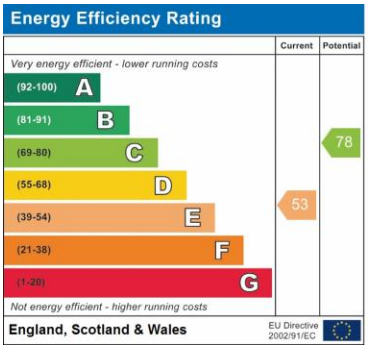

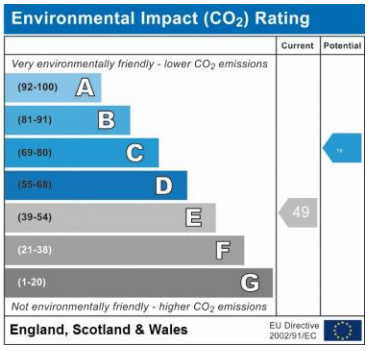

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers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

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