



2 bed terraced house to buy in

Annfield Place, Stanley, Durham, DH9 8NP

£85,000

 x2  x1  x2

Tenure

Freehold

On Street parking

Garden

Property features

- ✓ Two bedroom end terrace
- ✓ Lounge and dining room
- ✓ Refurbished throughout
- ✓ Gas Central Heating & Double
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

Description

Fantastic opportunity to purchase this spacious two bedroom end terrace property located in Stanley. This property has just been refurbished throughout by the current vendors to a very good standard and is available with no onward chain, This property would be ideal for a first time buyer or investor looking to add to there portfolio. Located close to local shops, schools and excellent bus and road links into nearby Stanley and Consett. The floorplan comprises Entrance hall, lounge, dining room, kitchen and cloakroom/w.c. To the first floor two double bedrooms and bathroom. Further benefits include gas central heating, double glazing, front garden and rear yard.

Council Tax Band: A

Tenure: Freehold

Price: £85,000

Property Type: Terraced House

USPs: Garden

Parking: On Street

Risk of floods and or erosion: No

Flooded in last 5 years: No

Source of flood: Other

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

Entrance Hall

Double glazed entrance door and front aspect window, stairs to the first floor, double radiator, stairs to the first floor. door into the lounge.

Lounge

4.10m x 3.30m (13'5" x 10'9")

Double glazed front aspect window, brick effect fireplace with living flame effect gas fire, double radiator, built in cupboard. archway into the dining room.



Dining Room

4.40m x 2.20m (14'5" x 7'2")

Double glazed rear aspect window, double radiator, built in cupboard, door into the kitchen,



Kitchen/Breakfast room

5.00m x 2.20m (16'4" x 7'2")

Fitted wall and base units incorporating counter work tops with a single drainer sink unit, space for a washing machine, partly tiled walls, combination boiler, fitted breakfast bar, double glazed rear aspect windows and door.



Cloakroom/W.C.

Low level w.c. single radiator, double glazed rear aspect windows.



First floor landing

Access to roof space, doors into both bedrooms and bathroom.

Bedroom One

3.40m x 3.20m (11'1" x 10'5")

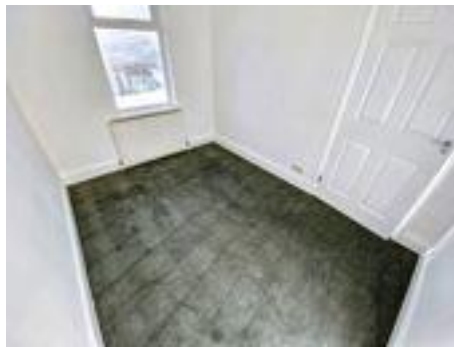
Double glazed rear aspect window with open aspect views, double radiator, built in cupboard.



Bedroom Two

3.20m x 2.30m (10'5" x 7'6")

Double glazed rear aspect window, double radiator.



Bathroom

White three piece suite comprising panelled bath with shower over, pedestal wash hand basin, low level w.c. single radiator, double glazed rear aspect window.



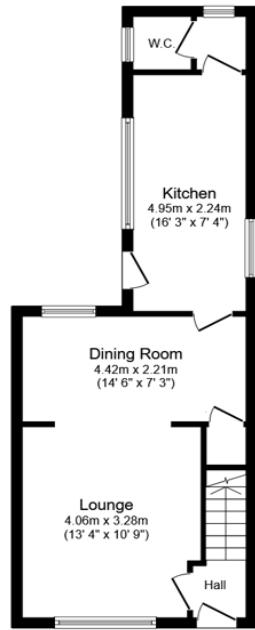
Front garden

Laid mainly to lawn, paved patio area, hedged and fenced boundaries, gate access, open aspect views.

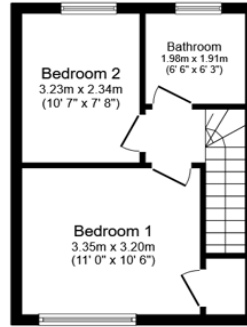


Rear yard

Mainly paved with walled boundaries and gate access.



Ground Floor
Floor area 41.9 m² (451 sq.ft.)



First Floor
Floor area 27.9 m² (300 sq.ft.)

TOTAL: 69.8 m² (751 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Annfield Place, Stanley, Durham, DH9 8NP

Contact your local branch today for more information on this property:

1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

