



## 2 bed terraced house to buy in

Poplar Grove, Dipton, Stanley, Durham,  
DH9 9BE

**£140,000** Offers Over

 x2  x1  x2

Tenure

**Freehold**

On Street parking

Garden

## Property features

- ✓ Two bedroom stone built extended mid terrace property
- ✓ Lounge and dining room
- ✓ Extended Kitchen
- ✓ Gas Central Heating & Double
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Fantastic opportunity to purchase this spacious two bedroom extended stone built property located in a popular area of Dipton. This property offers good size living accommodation with two reception rooms, two double bedrooms and front garden with open aspect countryside views. The property has been improved and maintained by the current owners to a very good standard and would make an ideal home.

Located close to public transport links, nearby schools, local amenities, various walking and cycling routes.

The floor plan comprises Entrance porch, hallway, lounge, dining room and extended kitchen. To the first floor two double bedrooms and bathroom. Further benefits include gas central heating, double glazing, front garden with open aspect countryside views and rear yard.

We highly recommend viewing to fully appreciate what this lovely home has to offer!

Council Tax Band: A

Tenure: Freehold

Price: Offers Over £140,000

Property Type: Terraced House

USPs: Garden

Parking: On Street

Year built: 1900

Construction materials: Stone built

Roofing type: Slate tiles

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

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: ADSL copper wire

Mobile signal coverage: Good

## Entrance porch

Double glazed entrance door and double glazed window, wooden flooring, further door into the hallway.

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## Entrance Hall

single radiator, wooden flooring.

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## Lounge

3.60m x 3.30m (11'9" x 10'9")

Double glazed front aspect bay window, wood effect fireplace, inset and hearth with living flame effect gas fire, coving to the ceiling, ceiling rose, two single radiator.



## Dining Room

4.00m x 3.90m (13'1" x 12'9")

Double glazed rear aspect window, built in cupboard.



## Kitchen

6.40m x 2.00m (20'11" x 6'6")

Extended kitchen with fitted wall and base units incorporating counter work tops with a one and a half bowl sink unit, built in electric oven, gas hob. space for washing machine and dish washer, extractor fan, double radiator, double glazed rear aspect window and door.



## First floor landing

Split landing with a built in cupboard, access to roof space via pull down ladders. boarded with velux window.

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## Bedroom One

5.00m x 3.60m (16'4" x 11'9")

Double glazed front aspect window with open countryside views, double radiator.



## Bedroom Two

3.60m x 3.00m (11'9" x 9'10")

Double glazed rear aspect window, single radiator.



## Bathroom

White four piece suite comprising panelled bath, step in shower cubicle, pedestal wash hand basin, low level w.c. tiled walls, double radiator, double glazed rear aspect window.



## Front garden

Gravelled area, patio area, stone wall and hedged boundaries, open countryside views.



## Rear yard

Mainly paved with walled boundaries and gate access.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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

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

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