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property professionals

16 Beamish View,
East Stanley, Co. Durham, DH9 0XB

- Semi-detached bungalow
- 2 bedrooms
- No chain
- Gardens to front and rear

£120,000
EPC Rating TBC



Property Description

Rare to the market and available with no upper chain a two bedroom semi-detached bungalow offering great potential. Located within a cul-de-sac with a West facing rear garden the accommodation briefly comprises a hallway, lounge, two bedrooms (both with fitted wardrobes), kitchen, shower/room/WC, attached single garage, large driveway and gardens to the front and rear. Gas central heating, uPVC double glazing and an EPC rating TBC.

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HALLWAY

uPVC double glazed entrance door to hallway, storage cupboard with shelving, central heating double panelled radiator and doors leading to the lounge, kitchen, shower room and bedrooms.

LOUNGE

16' 11" x 11' 10" (5.16m x 3.62m) Feature dark-wood fire surround, marble inlay and hearth with living flame gas fire and remote control. Large uPVC double glazed window with panoramic views to the side, coving, TV aerial and satellite TV cables.

KITCHEN

7' 9" x 9' 3" (2.37m x 2.82m) Fitted with a range of wall and base units with laminate worktops and tiled splash-backs. Built-in storage cupboard with shelving, integrated fan assisted electric oven/grill, halogen hob with concealed illuminated extractor fan over. Plumbed for a washing machine, sink with mixer tap, uPVC double glazed window, central heating single panelled radiator and door leading to the garage.

BEDROOM 1 (TO THE REAR)

12' 4" x 11' 10" (3.76m x 3.62m) Fitted wardrobes, matching dresser and bedside units with over-bed storage. uPVC double glazed window and a central heating single panelled radiator.

BEDROOM 2 (TO THE FRONT)

10' 1" (maximum) x 9' 4" (maximum) (3.08m x 2.85m) Fitted wardrobes with matching bedside drawers, uPVC double glazed window and a central heating single panelled radiator.

SHOWER ROOM/WC

7' 3" x 5' 5" (2.22m x 1.66m) Disabled access shower enclosure with electric shower and PVC panelled walls. Wash basin with base storage, WC with concealed cistern, airing cupboard with hot water tank, part tiled walls, uPVC double glazed window, loft access hatch and a central heating single panelled radiator.

ATTACHED SINGLE GARAGE

18' 10" x 8' 11" (minimum) (5.76m x 2.72m) An attached single garage with up and over door, power point and lighting. Wall mounted gas central heating boiler, uPVC double glazed rear exit door to garden and a uPVC double glazed window.

EXTERNAL

TO THE FRONT

Open lawn garden with mature shrubs, long driveway (13.17m x 2.70m) providing off street parking for several vehicles.

TO THE REAR

A West facing paved patio garden enclosed by brick wall and timber fencing.

HEATING

Gas fired central heating via boiler and radiators.

GLAZING

Full uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating TBC. Please speak to a member of staff for a copy of the full Energy Performance Certificate.

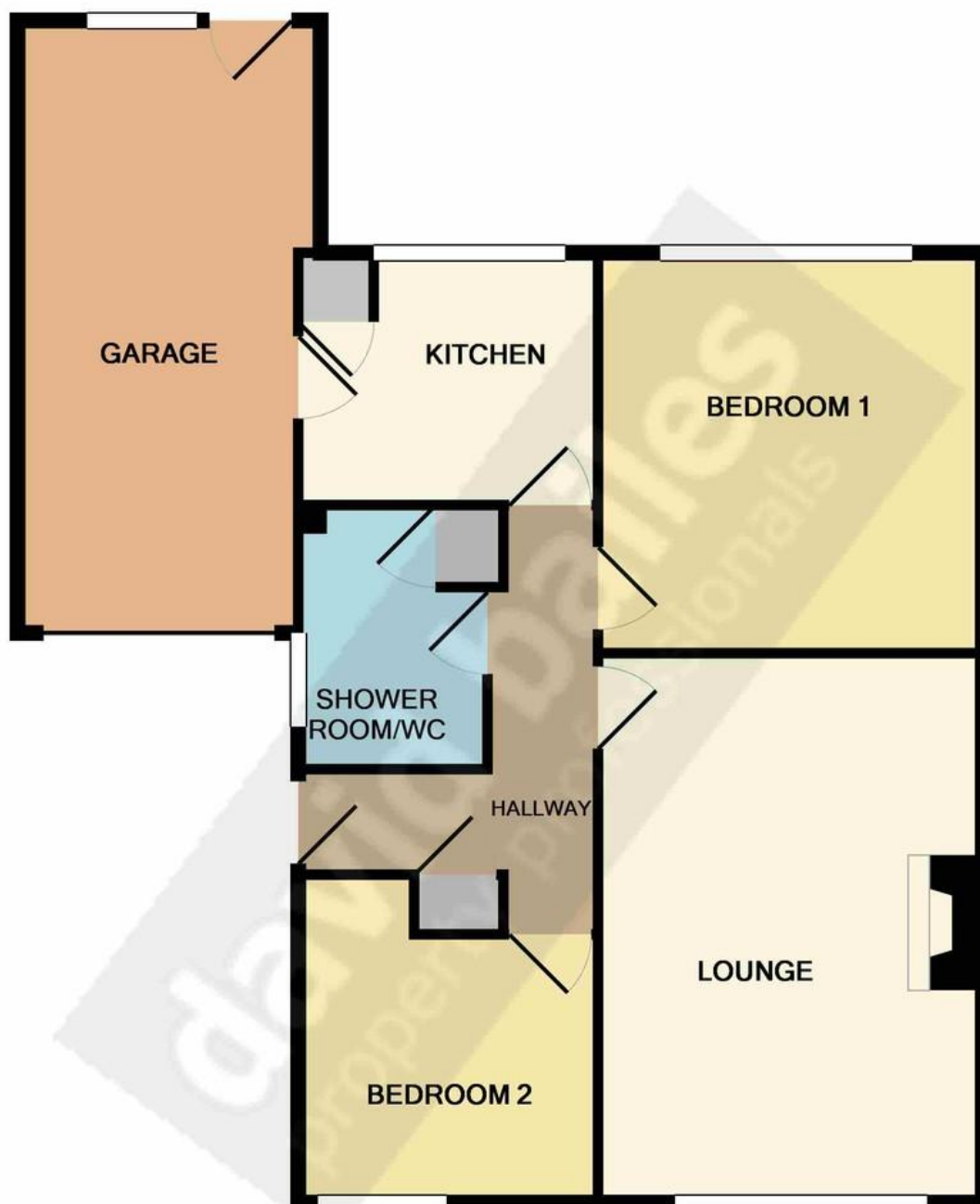
MAKING AN OFFER

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.

Please note that probate is underway and will be completed prior to exchange of contracts.

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 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.



TOTAL APPROX. FLOOR AREA 73.0 SQ.M. (786 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 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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