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property professionals

9 Pennine Court,
Annfield Plain, Stanley, DH9 8TZ

- Mid terraced house
- 3 bedrooms
- No upper chain
- Gardens to front and rear

£69,950

EPC Rating D (63)



Property Description

Available with no upper chain this three bedroom mid link house is located within a cul-de-sac and will make a great family home with gardens to the front and rear plus off street parking. The accommodation has lots of storage and briefly comprises a porch, hallway, a good-sized lounge, dining room, kitchen, ground floor WC. First floor landing, three bedrooms and a bathroom. Gas central heating, full uPVC double glazing and an EPC rating of D (63).

PORCH

2' 9" x 7' 6" (0.84m x 2.31m) uPVC double glazed entrance door, laminate flooring, shelving and a glazed door to the hallway.

HALLWAY

Central heating single panelled radiator, stairs to the first floor and a door leading to the lounge.

LOUNGE

13' 9" x 14' 7" (4.20m x 4.45m) Fire surround with gas fire (incorporating a central heating back boiler) on a marble hearth. uPVC double glazed window, central heating double panelled radiator, coving, ceiling light fan, TV aerial point, satellite TV cables and a door leading to the dining room.

DINING ROOM

6' 9" x 9' 10" (2.06m x 3.00m) Central heating single panelled radiator, opening to the kitchen, door to the WC and a uPVC double glazed rear exit door.

WC

2' 5" x 6' 0" (0.76m x 1.84m) WC, wash basin with base storage with tiled splash-back, central heating single panelled radiator and a uPVC double glazed window.

KITCHEN

9' 5" x 7' 8" (2.88m x 2.35m) Fitted with a range of wall and base units with contrasting laminate worktops and tiled splash-backs. Integrated electric oven/grill, electric hob with illuminated extractor fan over. Raised enamel sink with vegetable drainer and mixer tap, built-in wine racks, plumbed for a washing machine and space for a fridge. uPVC double glazed window, laminate floor tiles and a PVC panelled ceiling.

FIRST FLOOR

LANDING

Built-in storage cupboards (one housing the hot water tank), loft access hatch and doors leading to the bedrooms and bathroom.

BEDROOM 1 (TO THE REAR)

10' 5" x 10' 4" (3.20m x 3.15m) uPVC double glazed window, a central heating single panelled radiator and inset spotlights.

BEDROOM 2 (TO THE FRONT)

10' 0" x 8' 9" (3.06m x 2.68m) Fitted wardrobes, uPVC double glazed window and a central heating single panelled radiator.

BEDROOM 3 (TO THE FRONT)

6' 7" x 8' 9" (2.03m x 2.68m) uPVC double glazed window, telephone point and a central heating single panelled radiator.

BATHROOM

5' 5" x 6' 0" (1.67m x 1.84m) Panelled bath with electric shower over, curtain and rail. Pedestal wash basin, low level WC, fully tiled walls, uPVC double glazed window, central heating single panelled radiator and a PVC panelled ceiling.

FIRST FLOOR

TO THE FRONT

Lawn garden enclosed by timber fence overlooking a green area.

TO THE REAR

Paved patio, raised bed, timber shed, enclosed by timber fence. Beyond the rear gate is a driveway providing off street parking for one vehicle.

HEATING

Gas fired central heating via boiler and radiators.

GLAZING

Full uPVC double glazing installed.

ENERGY EFFICIENCY

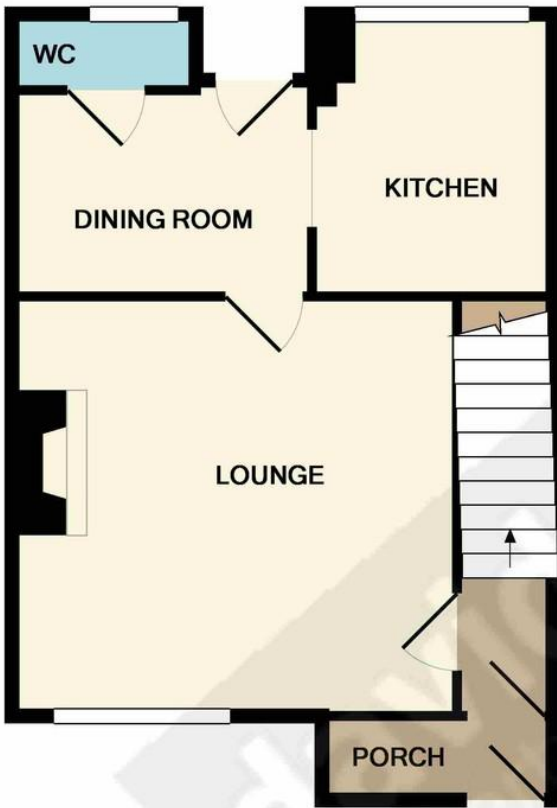
EPC rating D (63). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

MAKING AN OFFER

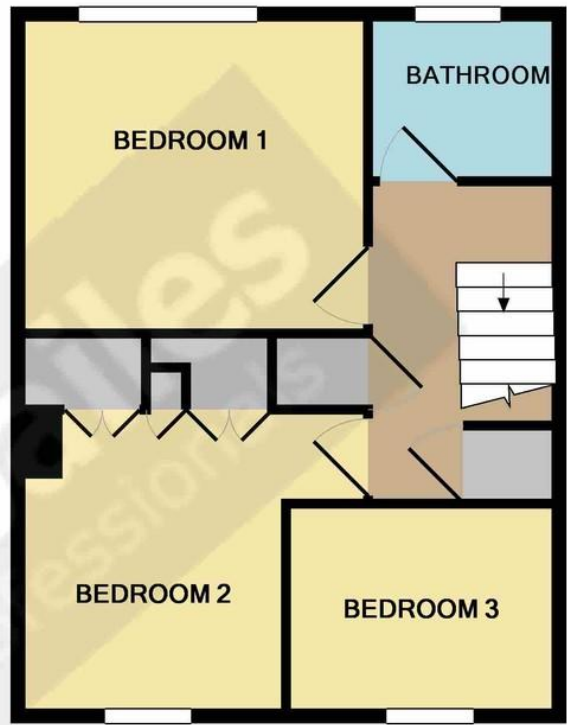
Please note that all offers will require financial verification including mortgage agreement in principle, proof of deposit funds, proof of available cash and full chain details including selling agents and solicitors down the chain. Under New Money Laundering Regulations we require proof of identification from all buyers before acceptance letters are sent and solicitors can be instructed.

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.



GROUND FLOOR
APPROX. FLOOR
AREA 38.7 SQ.M.
(417 SQ.FT.)

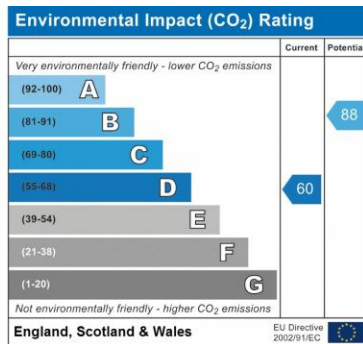
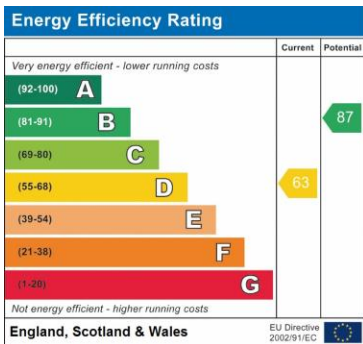


1ST FLOOR
APPROX. FLOOR
AREA 37.6 SQ.M.
(405 SQ.FT.)

TOTAL APPROX. FLOOR AREA 76.4 SQ.M. (822 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 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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