

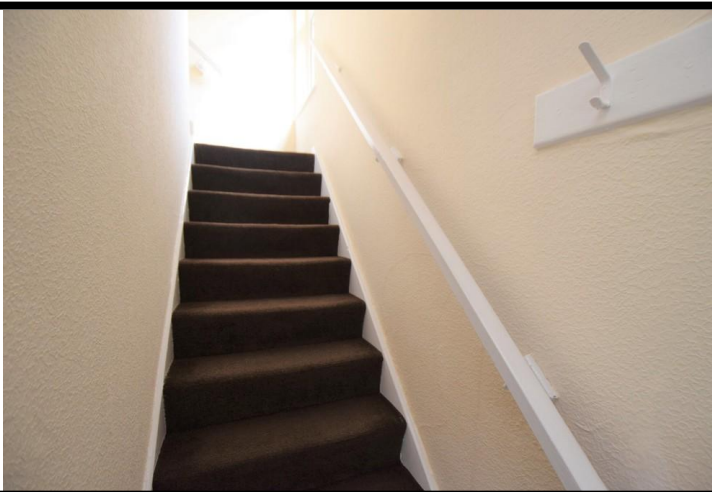


Wylam Road | Shield Row | Stanley | DH9 0EL

A well presented, spacious three bedroom semi-detached house with a lawn front garden and a significantly larger rear garden making this an ideal family home and is available with no upper chain. The house is warmed by gas combi central heating and has full uPVC double glazing. Briefly comprising of a hallway, lounge, kitchen/diner, ground floor WC, large walk in storage cupboard. To the first floor there are three bedrooms and a bathroom. Energy rating D (57). Virtual tour available.

£85,000

- 3 bedroom semi-detached house
- Large rear garden
- Ideal family home
- Spacious lounge
- Kitchen/diner



Property Description

HALLWAY

uPVC double glazed door to hallway, double panelled radiator.

LOUNGE

11' 10" x 16' 5" (maximum) (3.63m x 5.01m) Double panelled radiator, telephone socket, TV aerial. uPVC double glazed window.

KITCHEN/DINER

9' 9" x 13' 2" (2.98m x 4.03m) Fitted with a range of wall and base units with complimentary laminate worktops and tiled splashbacks. Integrated electric oven/grill, inset electric hob, inset stainless steel single drainer sink unit, plumbed for automatic washer, gas combi central heating boiler, double panelled radiator, uPVC double glazed window with views towards the countryside.

REAR LOBBY

uPVC double glazed window, single panelled radiator.

WASHROOM/WC

WC, wash hand basin, uPVC double glazed window.

FIRST FLOOR

LANDING

uPVC double glazed window, loft access hatch.

BEDROOM 1 (TO FRONT)

9' 9" x 16' 5" (2.98m x 5.01m) Single panelled radiator, built in storage cupboard, uPVC double glazed window.

BEDROOM 2 (TO REAR)

7' 8" x 10' 11" (2.36m x 3.35m) Single panelled radiator, uPVC double glazed window.

BEDROOM 3 (TO REAR)

8' 7" x 8' 5" (2.62m x 2.57m) Single panelled radiator, uPVC double glazed window.

BATHROOM

4' 1" x 7' 8" (1.26m x 2.35m) A white suite featuring panelled bath with shower fitment, curtain and rail, pedestal wash basin, WC, tiled splashbacks, extractor fan.

EXTERNAL

To the front a terraced garden with path leading to the rear. To the rear large seeded garden enclosed by fence.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

Full uPVC double glazing installed.

PARKING

On street parking available.

VIEWINGS

We have created a virtual tour which can be viewed on our YouTube channel, our website, property portals and our social media accounts such as Facebook, Twitter and Instagram. If you would like to view the property please ensure that you wear appropriate PPE and adhere to social distancing. We may need to restrict the number of people within the property at one time and limit time of the viewing to 15 minutes. Please do not attend if you have recently shown symptoms of the Covid-19 virus.

MAKING AN OFFER

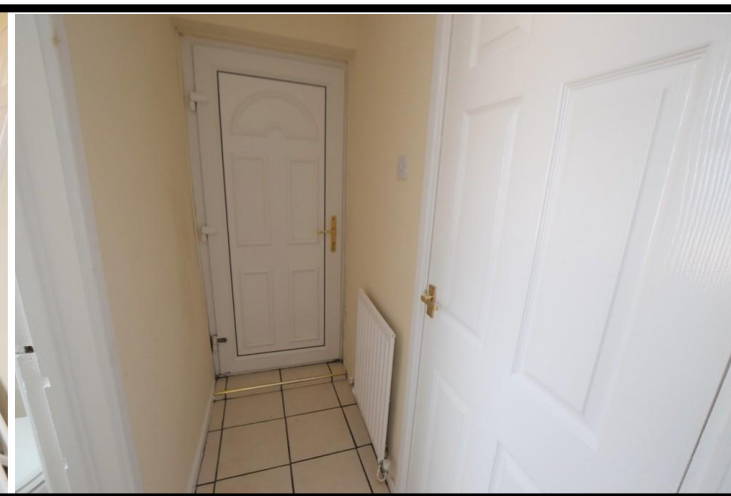
Please note that all offers will require financial verification including mortgage agreement in principle, proof of deposit funds, proof of available cash and full chain details including selling agents and solicitors down the chain. Under New Money Laundering Regulations we require proof of identification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

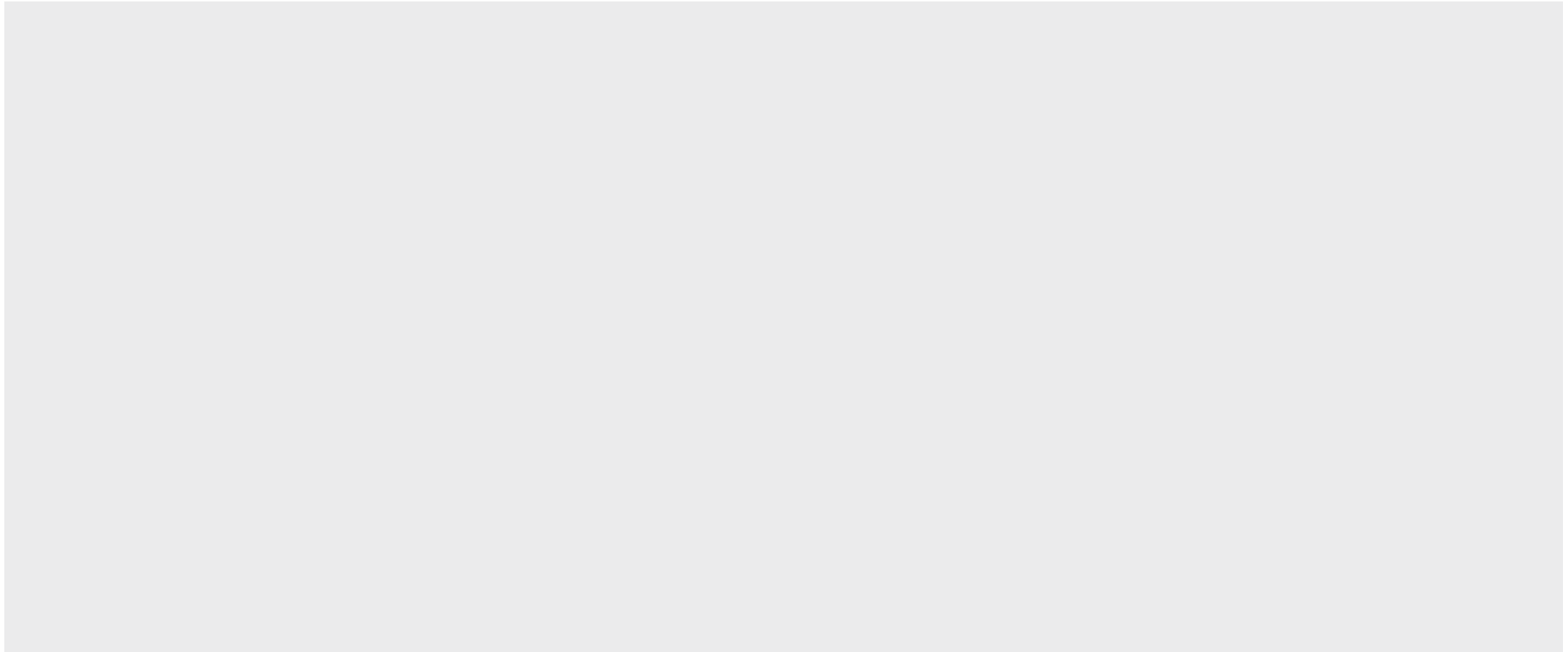
MORTGAGE ADVISE

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.

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.







Tenure

Freehold

Council Tax Band

A

Viewing Arrangements

Strictly by appointment

Contact Details

Anthony House

Anthony Street

Stanley

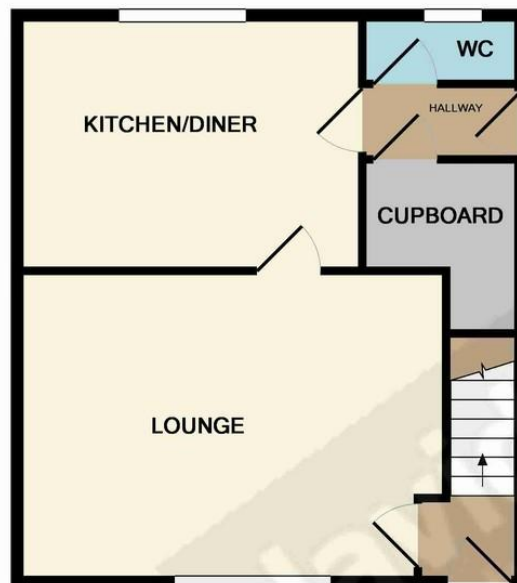
County Durham

DH9 8AF

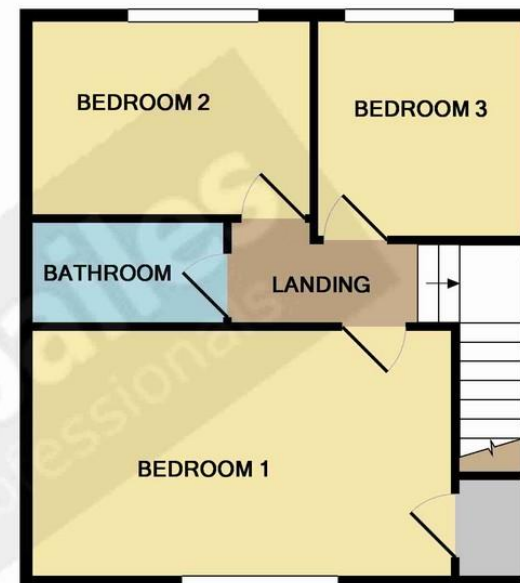
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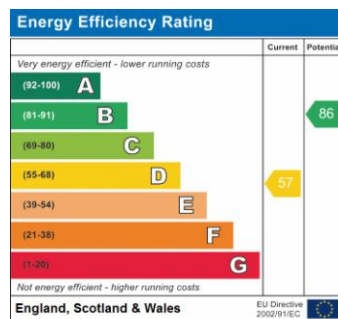
GROUND FLOOR
APPROX. FLOOR
AREA 418 SQ.FT.
(38.9 SQ.M.)



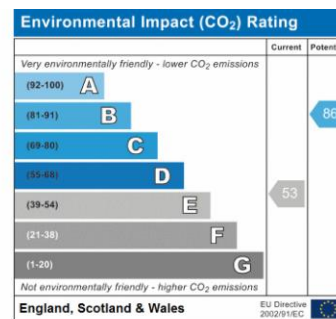
1ST FLOOR
APPROX. FLOOR
AREA 418 SQ.FT.
(38.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 837 SQ.FT. (77.7 SQ.M.)

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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Address:
27 Wylam Road



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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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