



**david bailes**  
property professionals

**William Street,**  
Annfield Plain, Stanley, DH9 7SH

- Extended mid terraced house
- 2 bedrooms
- No upper chain
- Close to the town centre

**£55,000**

EPC Rating D (61)





## Property Description

An ideal starter home or investment property located within walking distance of the town centre. A 2 bedroom extended mid terraced house available with no upper chain. Comprising a lounge, kitchen, landing, two bedrooms and a bathroom. Gas combi central heating, full uPVC double glazing. EPC rating D (61).

### LOUNGE

15' 10" x 15' 8" (4.84m x 4.78m) uPVC double glazed entrance door, laminate flooring, painted wooden fire surround with marble inlay and hearth, inset living flame gas fire. Stairs to the first floor with storage cupboard beneath, uPVC double glazed window, central heating single radiator, coving, TV aerial point, satellite TV cables, and a large opening leading to the kitchen.

### KITCHEN

8' 10" x 7' 8" (2.70m x 2.35m) Fitted with a range of wall and base units with contrasting laminate worktops and upturns, tiled floor, integrated fan



assisted electric oven/grill, four ring electric hob with illuminated extractor canopy over. Stainless steel sink with mixer tap, plumbed for a washing machine, space for a tall fridge/freezer, uPVC double glazed window, wall mounted gas combi central heating boiler, uPVC rear exit door.

#### FIRST FLOOR

##### LANDING

Loft access hatch with pull-down ladder, doors lead to the bedrooms and bathroom.

##### BEDROOM 1 (TO THE FRONT)

10' 3" x 12' 4" (3.13m x 3.77m) Large built-in cupboard with hanging rail and shelf, uPVC double glazed window, central heating single radiator, coving and a telephone point.

##### BEDROOM 2 (TO THE REAR)

6' 11" x 7' 8" (2.13m x 2.34m) uPVC double glazed window, central heating single radiator, coving and telephone point.

##### BATHROOM

5' 5" x 9' 0" (1.66m x 2.76m) A white suite featuring a panelled bath, separate glazed cubicle with electric shower, wash basin with base storage, WC, fully tiled walls and floor, uPVC double glazed window, central heating single radiator, wall extractor fan and coving.

##### EXTERNAL

Self-contained yard to the rear.

##### HEATING

Gas fired central heating via combination boiler and radiators.

##### GLAZING

Full uPVC double glazing installed.

##### ENERGY EFFICIENCY

EPC rating D (61). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

##### VIEWING

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.

##### NEED A MORTGAGE ?

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.

#### MAKING AN OFFER

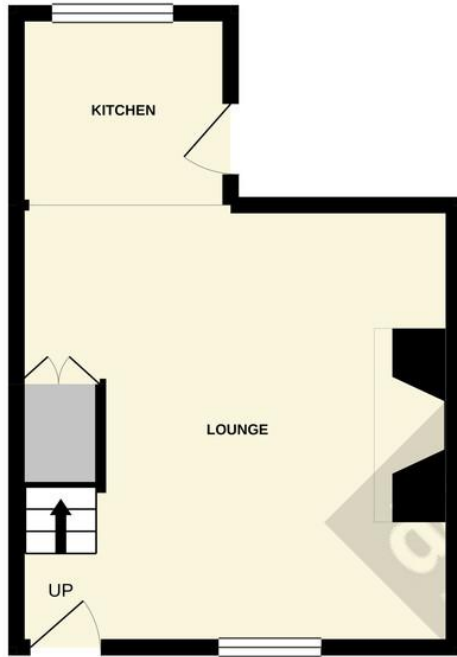
Please note that all offers will require financial verification including mortgage agreement in principle, proof of deposit funds, proof of available cash and full chain details including selling agents and solicitors down the chain. Under New Money Laundering Regulations we require proof of identification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

#### AGENTS NOTE

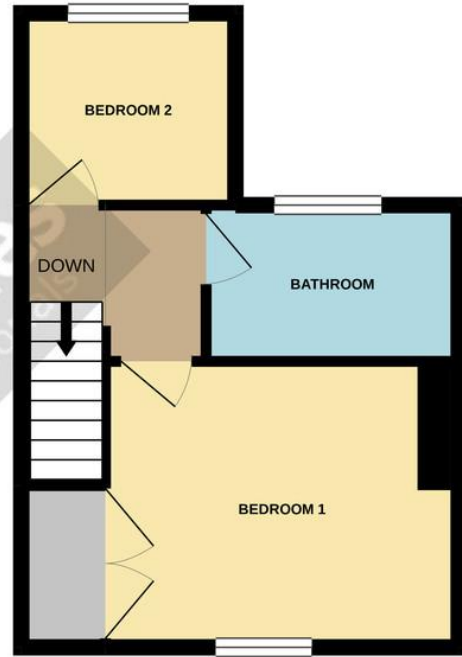
Whilst we endeavour to make our particulars accurate and reliable, they should not be relied on as a statement or representations of fact, and do not constitute any part of an offer or contract. The owner does not make or give, nor do we or our employees have authority to make or give any representation 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.



GROUND FLOOR  
26.4 sq.m. (284 sq.ft.) approx.



1ST FLOOR  
27.5 sq.m. (296 sq.ft.) approx.



TOTAL FLOOR AREA: 53.9 sq.m. (581 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metropix ©2021

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			86
(69-80) <b>C</b>			
(55-68) <b>D</b>		61	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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

Anthony House  
Anthony Street  
Stanley  
County Durham  
DH9 8AF

www.davidbailes.co.uk  
info@davidbailes.co.uk  
01207231111

Mon – Fri 9am – 5.30pm  
Sat – 9am – 3pm

