



## 4 bed terraced house to buy in

Durham Road, Annfield Plain, Stanley,  
Durham, DH9 7UF

**£149,999** Offers Over

🏠 x4 🚗 x2 🚲 x2

Tenure

**Freehold**

Garage parking

Garden

## Property features

- ✓ 4 Bedroom Town House
- ✓ Refurbished Throughout
- ✓ Master En-Suite
- ✓ 2 Reception Rooms
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: E
- ✓ Heating supply: Gas

## Description

This immaculate refurbished period terraced property is an ideal home for families, boasting four bedrooms and two reception rooms. The property has been fully refurbished and is in impeccable condition, ready for its new occupants to move in without any hassle or delay. (Please note there is no planning permission for the loft conversion)

The spacious master bedroom is a delightful retreat on its own floor, complete with an en-suite bathroom. Bedroom number two is also generously sized, ensuring comfort and convenience for the occupants. Bedroom numbers three and four offer plenty of natural light and can be used as additional bedrooms or as a home office or study.

The property features two modern bathrooms, with the first bathroom recently refurbished and equipped with a heated towel rail and a four-piece suite. The second bathroom serves as an en-suite to the master bedroom.

The kitchen boasting modern appliances and recently refurbished fixtures. It is the perfect space to prepare delightful space for family and friends.

The property features two reception rooms, both characterized by high ceilings that create an airy and spacious ambiance. The first reception room also benefits from a large bay window, allowing an abundance of natural light to flood the space. The second reception room has built-in storage, providing ample space to keep belongings tidy and organized.

Additional features of this property include a garage for convenient parking and ample storage space, as well as recent renovations throughout, ensuring a fresh and contemporary feel.

Located in a highly desirable area, this home offers easy access to public transport links and a range of local amenities. With no onward chain, this property represents an excellent opportunity to secure a stunning family home.

Council Tax Band: B

Tenure: Freehold

Price: Offers Over £149,999

Property Type: Terraced House

USPs: Garden

Parking: Garage

Heating: Gas

## External Front

Enclosed small garden to the front with gated access.



## Entrance Hallway

External front glazed door, internal door, radiator, carpet flooring, coving and staircase up to the first floor.



## Lounge

5.17m x 4.09m (16'11" x 13'5")

Double glazed bay window to the front aspect, feature fire place, radiator, coving and laminate. double internal doors into:



## Dining Room

3.97m x 4.20m (13'0" x 13'9")

Double glazed window to the rear, feature fire place, radiator, laminate flooring, coving and storage cupboard. Access into:



## Kitchen

4.09m x 2.56m (13'5" x 8'4")

Refitted with a range of wall and base units, complementing work surfaces, inset sink unit, integrated electric hob, extractor, oven and microwave. Plumbing for a washing machine, tiled back splashbacks, radiator, laminate flooring, 2x double glazed windows and glazed door to the side aspect.



## 1ST FLOOR:

## Landing

Access to 3 bedrooms, family bathroom and staircase up to the 2nd floor.



## Family Bathroom

3.31m x 2.55m (10'10" x 8'4")

4 piece suite consisting of a double walk in shower, paneled bath, low level w/c and vanity wash basin. Tiled splash backs, 2 x double glazed windows, towel rail radiator and vinyl flooring.



## Bedroom Two

3.96m x 3.33m (12'11" x 10'11")

Double glazed window to the rear, radiator and carpet flooring.



## Bedroom Three

4.14m x 2.98m (13'6" x 9'9")

Double glazed window to the front, radiator and carpet flooring.



## Bedroom Four

3.13m x 2.11m (10'3" x 6'11")

Double glazed window to the front, radiator and carpet flooring.



## 2ND FLOOR:

## Master Bedroom

4.90m x 5.09m (16'0" x 16'8")

Accessed via its own staircase, with a glazed velux window to the front aspect, radiator and carpet flooring. Access into:



## Master En-Suite

Fitted with a 3 piece suite consisting of a shower cubicle, low level w/c and vanity wash basin. Towel rail radiator and vinyl flooring.



## External Rear

Enclosed low maintenance court yard to the rear with access to external storage and the single garage.





This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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>			71
(55-68) <b>D</b>			
(39-54) <b>E</b>		45	
(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	

Durham Road, Annfield Plain, Stanley, Durham, DH9 7UF

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

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