



## 1 bed apartment to buy in DH9

Scaffell Court, Annfield Plain, Stanley,  
Durham, DH9 8UD

# £40,000

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Tenure

**Leasehold**

## Property features

- ✓ One bedroom apartment
- ✓ Seperate bathroom and kitchen
- ✓ Gas Central Heating & Double
- ✓ Requires modernisation
- ✓ EPC Rating C

On Street parking

Garden

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Great opportunity to purchase this spacious one bedroom apartment located in Annfield Plain, Stanley. This property offers good size living accommodation and has a spacious lounge, separate kitchen and bathroom. The property also has a rear garden. Located close to local shops, schools and local amenities. There is excellent bus and road links into Stanley and Durham.

The floorplan comprises entrance hall, stairs to first floor landing, lounge, bedroom, kitchen and bathroom. Further benefits include gas central heating, double glazing and rear garden.

The property has no onward chain.

Council Tax Band: A

Tenure: Leasehold

Price: £40,000

Property Type: Apartment

USPs: Garden

Parking: On Street

Construction materials: Brick and block

Roofing type: Asphalt shingles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Source of flood: Other

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

## Entrance hall

Entrance door, stairs to the first floor landing.

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## Landing

Double radiator.

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## Lounge

*3.70m x 2.40m (12'1" x 7'10")*

Double glazed rear aspect window, fireplace with inset and hearth. double radiator.

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## Kitchen

*3.70m x 2.40m (12'1" x 7'10")*

Fitted wall and base units incorporating counter work tops with a single drainer sink unit, electric cooker point, space for a washing machine, partly tiled walls, combination boiler, double radiator, double glazed front aspect windows.

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## Bedroom

*3.20m x 2.50m (10'5" x 8'2")*

Double glazed rear aspect window, double radiator.

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## Bathroom


Three piece suite comprising panelled bath with shower over, pedestal wash hand basin, low level w.c. partly tiled walls, double radiator, double glazed front aspect window.

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## Rear garden

Laid mainly to lawn with walled boundaries and open aspect views.



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>	75	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(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 

Scafell Court, Annfield Plain, Stanley, Durham, DH9 8UD

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

**79 Victoria Road East, Thornton-Cleveleys, Lancashire, FY5 5BU, [www.sea.co.uk/index.php](http://www.sea.co.uk/index.php)**

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