



1 bed ground floor flat to buy in

Skiddaw Court, Stanley, Durham, DH9 8UB

£45,000

 x1  x1  x1

Tenure

Leasehold

Property features

- ✓ Ground Floor Flat
- ✓ One bedroom
- ✓ Wheelchair access to front
- ✓ Garden Front and Rear
- ✓ 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

Pattinson Estate Agents are pleased to offer for sale this one-bedroom ground floor property situated within Skiddaw Court, Stanley. The property offers well-proportioned accommodation throughout and may appeal to a range of purchasers including first-time buyers, those looking to downsize, or investors.

The accommodation briefly comprises a rear entrance hallway with built-in storage, kitchen, lounge, one double bedroom, and a wet room style bathroom. Externally, the property benefits from lawned gardens to both the front and rear with pathways leading to the entrances.

Skiddaw Court is located within Stanley, providing access to a range of local shops, supermarkets, schools, and leisure facilities. The area also benefits from public transport links and road connections to surrounding towns and cities within County Durham.

Council Tax Band: A

Tenure: Leasehold

Price: £45,000

Property Type: Ground floor flat

USPs: Garden, Requires work, Requires updating, Chain free

Parking: On Street

Construction materials: Brick and block

Roofing type: Clay tiles

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: Yes

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, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

Entrance Hallway

Accessed via a composite part-glazed door to the rear. Built-in storage cupboard, central heating radiator, and carpet flooring.

Kitchen

Double glazed window to the rear aspect. Fitted with a range of wall and base units with roll top work surfaces incorporating an inset stainless steel sink with drainer and mixer taps. Tiled splashbacks, plumbing for a washing machine, space for a fridge/freezer, electric oven, combination boiler, central heating radiator, and vinyl flooring.



Lounge

Double glazed window to the front aspect together with a composite part-glazed door providing access to the front garden.

Bedroom

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



Wet room

Wet room comprising WC, pedestal wash hand basin, and electric shower. Double glazed window to the rear aspect, part tiled walls, extractor fan, central heating radiator, and vinyl flooring.



Externally

To the front:

Lawned garden with pathway leading to the entrance and external lighting.

To the rear:

Enclosed lawned garden with pathway leading to the entrance and external lighting.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	76	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

Skiddaw Court, Stanley, Durham, DH9 8UB

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

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