



3 bed terraced house to buy in

Bracken Close, Stanley, Durham, DH9 7RR

£110,000

 x3  x1  x1

Tenure

Freehold

On Street parking

Garden

Property features

- ✓ Two-bedroom mid-terrace
- ✓ Garden to the front
- ✓ Block paved courtyard to the rear
- ✓ Central location
- ✓ Ideal for First time buyers or

Key Information

- ✓ Council Tax: **Band A**
- ✓ 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 present this three bedroom terraced property situated on Bracken Close, Stanley, Durham. Offering well-presented family accommodation including three bedrooms, family bathroom, kitchen/diner and lounge, the property also benefits from gardens to the front and rear, gated access and a rear lane. The property is well positioned for access to local amenities, schools and transport links.

The accommodation comprises a porch, lounge and kitchen/diner to the ground floor. To the first floor there are three bedrooms, together with a family bathroom and first floor landing with built-in storage. Externally, the property benefits from a well-maintained lawned front garden with paved pathway and an enclosed rear area with block paving, gated access and access to a rear lane.

Bracken Close is situated within a popular residential area of Stanley, County Durham. Stanley provides a range of local amenities including shops, supermarkets, schools, healthcare facilities and leisure amenities. The property is well placed for access to surrounding towns and cities, with good road links providing connections towards Durham, Newcastle upon Tyne and surrounding areas. Local bus services also operate within the area, providing further transport links.

Council Tax Band: A

Tenure: Freehold

Price: £110,000

Property Type: Terraced House

USPs: Garden

Parking: On Street

Year built: 1970

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

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, Solar PV (Photovoltaic) panels

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet)

Mobile signal coverage: Good

Porch

1.46m x 1.70m (4'9" x 5'6")

UPVC entrance door, double glazed windows and carpet flooring.

Cloak/WC

0.82m x 1.67m (2'8" x 5'5")

Double glazed rear aspect. Fitted with WC and wall-mounted wash hand basin. Includes vinyl flooring.



Lounge

5.32m x 4.77m (17'5" x 15'7")

Double glazed front aspect, GCH radiator, electric fire and carpet flooring.



Kitchen

2.57m x 2.90m (8'5" x 9'6")

Double glazed rear aspect. Fitted with wall and base units, roll-top work surface, stainless steel sink, tiled splashbacks, integrated electric oven, four-ring gas hob and extractor. Includes plumbing for washing machine, GCH radiator and vinyl flooring.



First Floor Landing

Built-in storage, combi boiler and carpet flooring.



Bedroom One

2.71m x 4.20m (8'10" x 13'9")

Double glazed rear aspect, built-in wardrobe and carpet flooring, with door leading to the en-suite.



Bedroom Two

2.75m x 2.93m (9'0" x 9'7")

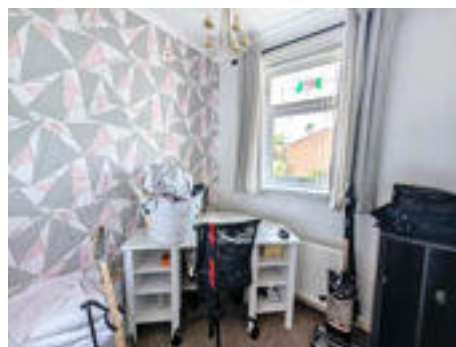
Double glazed front aspect, GCH radiator, built-in wardrobe and carpet flooring.



Bedroom Three

1.97m x 1.72m (6'5" x 5'7")

Double glazed front aspect, GCH radiator and carpet flooring.



Family Bathroom

1.96m x 1.68m (6'5" x 5'6")

Double glazed rear aspect. White suite comprising WC, pedestal wash hand basin and bath with shower over. Includes mains shower, tiled flooring, tiled walls and extractor.



Externally

Front

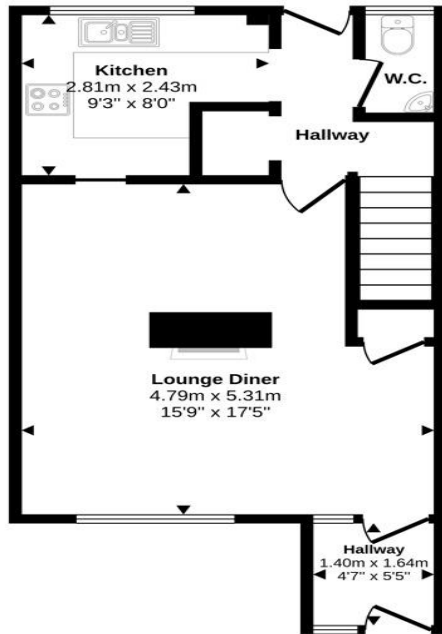
Well-maintained lawned garden with paved pathway leading to the entrance.

Rear

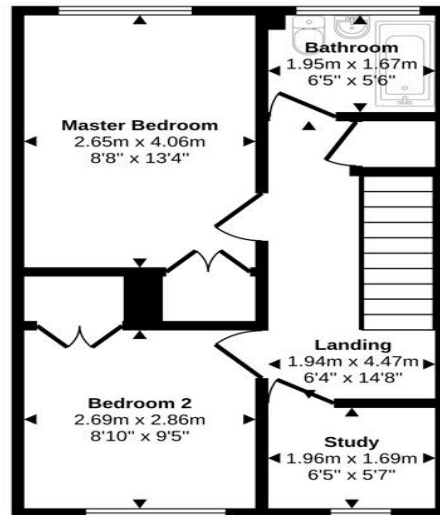
Block-paved rear area with gated access and access to a rear lane. External water source and external lighting.



Approx Gross Internal Area
79 sq m / 848 sq ft



Ground Floor
Approx 40 sq m / 435 sq ft



First Floor
Approx 38 sq m / 413 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Bracken Close, Stanley, Durham, DH9 7RR

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

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