

GILMORE ESTATES

Property Sales & Lettings



£70,000

, Harperley Gardens, , Stanley, , DH9 8RZ

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This delightful end-terrace house offers a perfect blend of comfort and convenience. Built in 1950, the property boasts a generous 732 square feet of living space, making it an ideal choice for families or those seeking a cosy retreat.

As you enter, you are welcomed into a spacious dining lounge, perfect for entertaining guests or enjoying family meals. The room is filled with natural light, creating a warm and inviting atmosphere. The property features two well-proportioned double bedrooms, providing ample space for relaxation and rest.

Situated on a corner plot at the end of a quiet cul-de-sac, this home offers a sense of privacy and tranquillity, making it an excellent choice for those who appreciate a peaceful environment. The end-terrace design allows for additional outdoor space, perfect for gardening or enjoying the fresh air.

Lounge / Diner

19'7" x 17'5" (5.99 x 5.33)

Upvc window to front and rear aspects, laminate wood flooring, Upvc French doors to rear garden, three central heating radiators and stairs to first floor.

Kitchen

8'11" x 8'2" (2.74 x 2.51)

Wall and base units with laminate work surfaces, integral oven with gas hob and extractor, round stainless steel sink and drainer, Tiled splashbacks, Upvc window to front aspect

Utility Room

5'2" x 8'5" (1.59 x 2.57)

Upvc window to front aspect and Upvc door to rear aspect, plumbed for washing machine and central heating radiator.

First Floor Landing

6'2" x 4'8" (1.90 x 1.43)

Upvc window to side aspect and loft access.

Bedroom One

14'2" x 9'5" (4.32 x 2.88)

Upvc window to rear, central heating radiator, cupboard housing boiler and built in cupboard.

Bedroom Two

9'7" x 10'10" (2.93 x 3.31)

Upvc window to front aspect and central heating radiator

Bathroom

6'1" x 5'8" (1.87 x 1.73)

Bath with boiler fed shower and glazed screen, WC, pedestal wash hand basin, laminate walls and Upvc window to rear aspect.

Front External

Driveway parking for 2 cars

Rear External

Paved and gravelled garden with small lawned area on a corner plot

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

Energy Efficiency Rating		Current	Planned
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-65	D		
49-54	E		
45-48	F		
1-44	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Planned
Very environmentally friendly - lower CO ₂ emissions			
102-100	A		
81-91	B		
69-80	C		
55-65	D		
49-54	E		
45-48	F		
1-39	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	