WE SELL HOUSES - WE COULD SELL YOURS TOO WE SELL HOUSES - WE COULD SELL YOURS

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RICS

26 Mowlam Drive, East Stanley, DH9 6yy

PURCHASE PRICE: £137,000

* ***3 BEDROOM SEMI***
* *UPVC double glazing*
* *Gas combi central heating*
* *Colonial style internal doors*
* *Carpets, curtains and blinds included*
*
*

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SITUATION & DESCRIPTION

On this sought after Leech /Persimmon estate at East Stanley this attractive 3 bedroom Windsor style semi should prove popular with family home seekers. Internally the property is in good decorative order and it benefits from large rear garden, UPVC double glazing, gas combi central heating and carpets as a few of its features.

Constructed in the early 2000s the property is within reach of local schools, shops and bus services and around 10- 15 minutes drive from Chester-le-street and Durham.

GROUND FLOOR

ENTRANCE PORCH
0.89m (2'11") x 1.45m (4'9")

Laminate floor. Radiator.

LOUNGE
3.23m (10'7") x 7.70m (25'3")

Coal effect gas fire set in feature fireplace. Two radiators. French frames to rear patio.

KITCHEN
3.30m (10'10") x 3.73m (12'3")

1 1/2 bowl single drainer sink unit set in modern wall and floor units with built in oven, hob and hood, plumbed for automatic washer, free standing fridge, tiled splashbacks. Radiator.

FIRST FLOOR

LANDING
1.57m (5'2") x 1.96m (6'5")

Colonial style banister. Airing cupboard.

BEDOOM 1
2.82m (9'3") x 3.30m (10'10")

Fitted robes and radiator.

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ENSUITE
1.52m (5'0") x 1.60m (5'3")

With shower cubicle, pedestal basin and w.c. Heated towel rail.

BEDROOM 2
2.82m (9'3") x 2.97m (9'9") (Plus recess)

Radiator.

BEDROOM 3
2.36m (7'9") x 2.54m (8'4")

Mirror fronted fitted robes. Radiator.

BATHROOM
1.40m (4'7") x 2.44m (8'0")(Plus recess)

With white suite of panel bath, pedestal basin and w.c. Sunken downlighter spotlighting. Part tiled walls. Radiator.

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EXTERNAL

Rear garden with lawns, timber decking and flagged patio.

VIEWING

BY APPOINTMENT WITH AGENTS.

Energy Performance Certificate

SAP

26, Mowlam Drive, STANLEY, DH9 6YY

Dwelling type:	Detached house	**Reference number:**	0958-8043-7202-1394-3900
Date of assessment:	05 February 2014	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	05 February 2014	**Total floor area:**	75 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

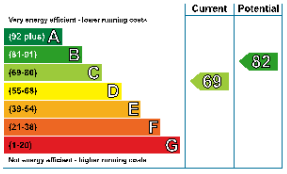
Estimated energy costs of dwelling for 3 years:	**£ 2,124**
Over 3 years you could save	**£ 153**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 147 over 3 years	£ 147 over 3 years	You could save £ 153 over 3 years
Heating	£ 1,710 over 3 years	£ 1,629 over 3 years	
Hot Water	£ 267 over 3 years	£ 195 over 3 years	
Totals	**£ 2,124**	**£ 1,971**	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation	£800 - £1,200	£ 80	✓
2 Solar water heating	£4,000 - £6,000	£ 73	✓
3 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 679	✓

To find out more about the recommended measures and other actions you could take today to save money, visit **www.direct.gov.uk/savingenergy** or call **0300 123 1234** (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

Total area: approx. 84.8 sq. metres (912.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

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1) These particulars do not constitute nor constitute any part of an offer or contract.
2) All statements contained in these particulars as to this property are made without responsibility on the part of N.S. Bennett & Associates or the vendor.
3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact.
4) Any intending purchaser/lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5) The vendor does not make or give, and neither Messrs. N.S. Bennett & Associates nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.
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