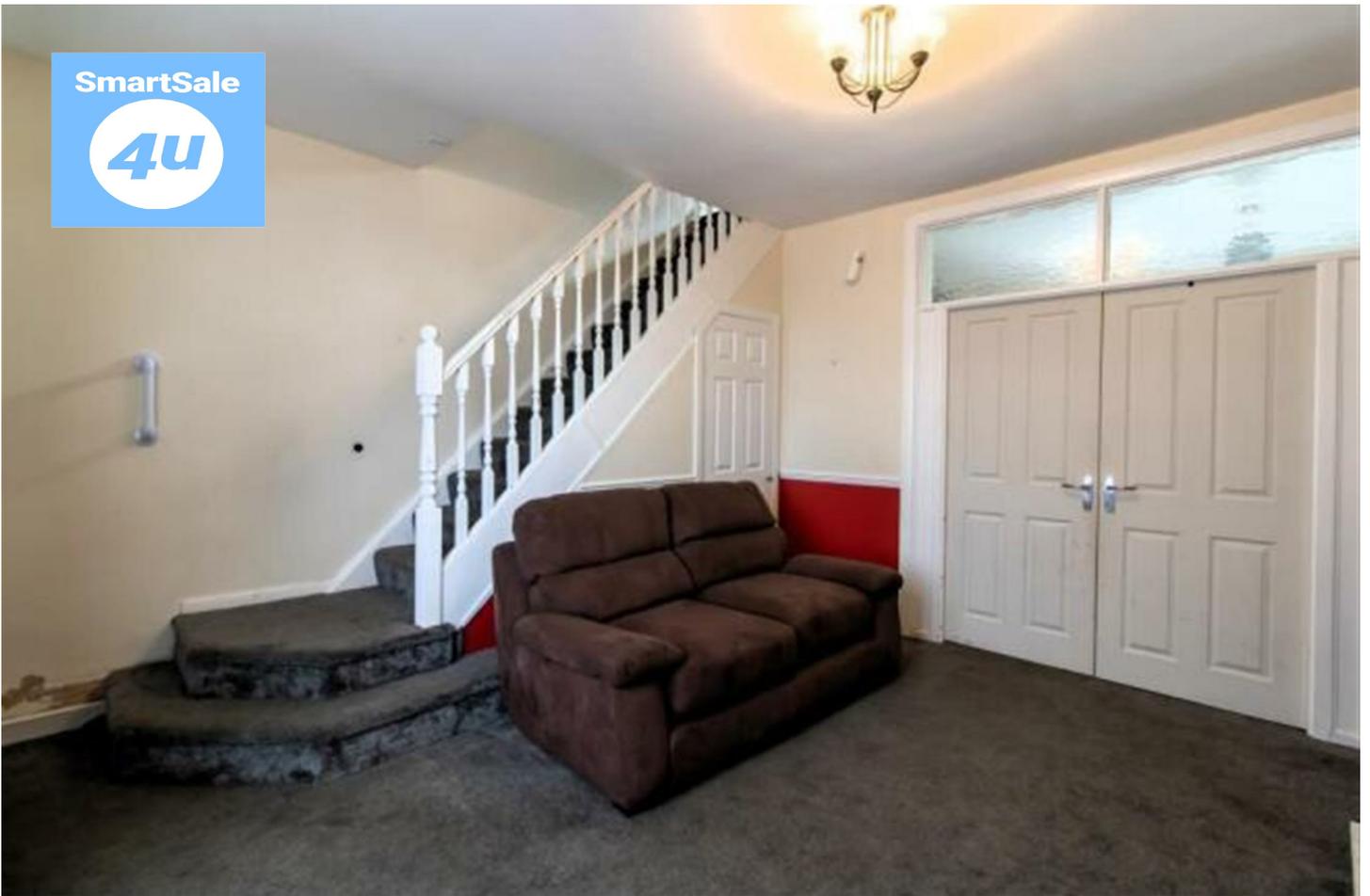


SmartSale

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Beaconsfield Street

, Stanley DH9 0BP

- Three-piece bathroom with over-bath shower
 - Two good-sized bedrooms
- Fully enclosed rear yard with gated access
- Fitted kitchen with ample storage and workspace
 - Spacious lounge area

£64,995 Freehold





Location

Full Description

Welcome to this charming 2-bedroom terraced house located in a peaceful and friendly neighbourhood, offering the perfect blend of comfort and convenience. Ideal for first-time buyers, young professionals, or a small family, this delightful property boasts a practical and well-thought-out layout, providing cosy and versatile living spaces throughout.

Step inside to find a welcoming reception room that benefits from ample natural light, creating a warm and inviting atmosphere to relax or entertain guests. The neutral decor and well-maintained floors provide you with a blank canvas to personalise this space to your taste. Adjacent is the kitchen, equipped with plenty of storage and work surfaces, perfect for preparing your favourite meals with ease. There is also space to accommodate a small dining area, enhancing the functionality of the home.

The property features two generously sized bedrooms, both bright and airy, offering comfortable retreats at the end of the day. The main bedroom provides ample room for a double bed and additional furniture, while the second bedroom is perfect as a guest room, children's bedroom, or even a home office. Completing the accommodation is a well-appointed family bathroom featuring a full-sized bath, and a shower, providing a relaxing space to unwind.

Outside, you will find a private rear garden that offers a tranquil outdoor space for gardening enthusiasts or enjoying al fresco dining during warmer months. The front of the house also contributes to curb appeal with its neat frontage and established planting.

Don't miss out on this wonderful home. Contact us today to arrange a viewing and experience all this lovely property has to offer in person. Your new home awaits!

1. MONEY LAUNDERING REGULATIONS:

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales

particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SMARTSALE4U NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY



Local Authority
Council Tax Band
EPC Rating **C**



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.