

1 bed terraced house to buy in

Rose Avenue, Stanley, Durham, DH9 7RB

£50,000

x 1 x 1 x 1

Tenure

Freehold

On Street parking

Chain free

Property features

- NO ONWARD CHAIN
- One Bedroom Terraced Property
- Lounge with Multi-Fuel Log Burner
- Kitchen/Diner
- EPC Rating D

Key Information

- Council Tax: Band A
- EPC Rating: D
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: ADSL copper wire
- Mobile signal: Good

Arrange a viewing

Mike Aitchison-Hughes
Branch Manager
Stanley

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- Flexible viewing slots
- Accompanied viewings

Description

Pattinson Estate Agents are pleased to offer for sale this one-bedroom terraced property situated on Rose Avenue, South Moor, Stanley. The property is likely to appeal to a range of purchasers including first-time buyers, those looking to downsize, or investors seeking a property within a residential location.

The accommodation briefly comprises an entrance hallway with staircase leading to the first floor, lounge with multi-fuel log burner, and a kitchen/diner fitted with base units and wood effect work surfaces. To the first floor is one double bedroom and a family bathroom. Externally, the property benefits from an enclosed low-maintenance front garden and a rear courtyard with driveway access from the rear lane.

Rose Avenue is situated within Stanley, offering access to a range of local amenities, shops, schools and transport links. The area provides connections to surrounding towns and villages throughout County Durham.

Council Tax Band: A

Tenure: Freehold

Price: £50,000

Property Type: Terraced House

USPs: Chain free

Parking: On Street

Construction materials: Brick and block

Roofing type: Slate 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

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

Part glazed wooden entrance door. Carpeted flooring and staircase providing access to the first-floor accommodation.

Lounge

4.56m x 4.34m (14'11" x 14'2")

Double glazed window to the front elevation. Central heating radiator. Multi-fuel log burning stove set within a feature fireplace surround. Laminate flooring.



Kitchen / Diner

4.56m x 2.07m (14'11" x 6'9")

Double glazed window to the rear elevation and part glazed UPVC door providing access to the rear courtyard. Fitted with base units and wood effect work surfaces incorporating an inset ceramic sink with mixer tap. Tiled splashbacks. Plumbing for a washing machine and space for a fridge freezer. Combination boiler. Central heating radiator. Laminate flooring. Loft access.



Bedroom One

4.55m x 2.61m (14'11" x 8'6")

Double glazed window to the front elevation and central heating radiator.



Bathroom

2.21m x 1.72m (7'3" x 5'7")

Double glazed window to the rear elevation. Fitted with a white suite comprising low-level WC, pedestal wash hand basin and bath with mains-fed shower over. Recessed lighting, chrome heated towel radiator and vinyl flooring.



Externally



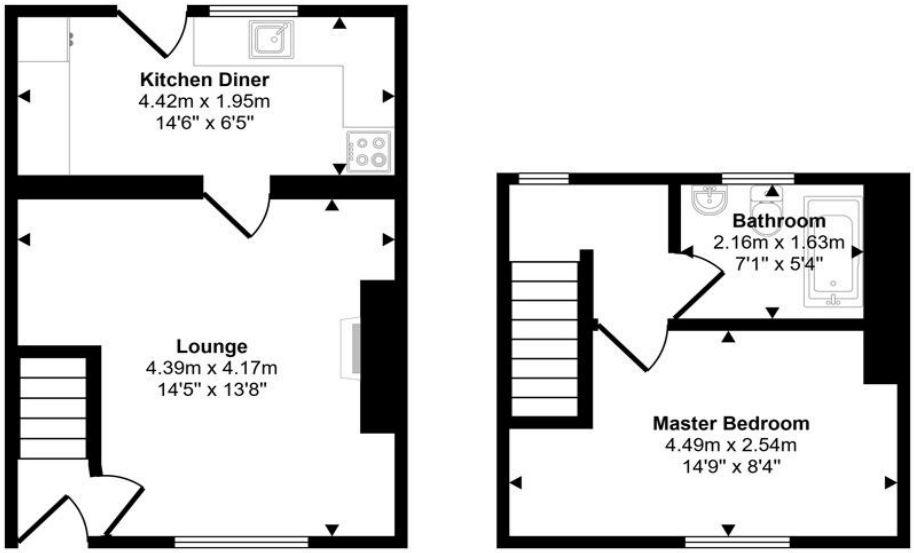
To the front:

Enclosed, low-maintenance garden with pathway leading to the entrance and decorative slate borders.

To the rear:

Courtyard area with driveway access from the rear lane.

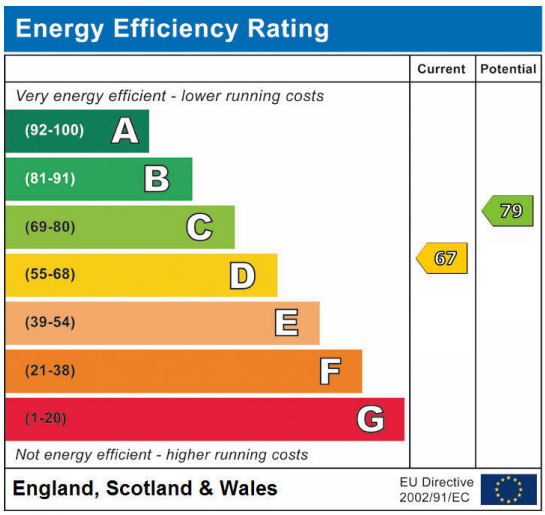
Approx Gross Internal Area
48 sq m / 514 sq ft



Ground Floor
Approx 29 sq m / 307 sq ft

First Floor
Approx 19 sq m / 208 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.



Rose Avenue, Stanley, Durham, DH9 7RB

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

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