

2 bed terraced house to buy in

Belle Street, Stanley, Durham, DH9 0DB

£40,000 Starting Bid

x 2 x 1 x 1

Tenure

Freehold

On Street parking

Chain free

Property features

- FOR SALE VIA AUCTION
- Two Bedroom
- Mid Terrace
- Rental Potential of £650-£675 PCM once refurbished
- 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 welcome to the market this two-bedroom terraced property, conveniently situated on Belle Street in Stanley. Offering accommodation across two floors, including two bedrooms, a separate study and a spacious kitchen/diner, the property may appeal to a range of purchasers, including first-time buyers, investors and those looking to downsize.

The ground floor accommodation briefly comprises an entrance hallway with stairs leading to the first floor, a lounge featuring a front-facing bay window and feature fireplace surround, and a kitchen/diner fitted with a range of wall and base units. A rear lobby provides additional utility space, with plumbing for a washing machine and access to the enclosed rear courtyard. The ground floor is completed by a bathroom fitted with a three-piece suite.

To the first floor are two bedrooms, with the principal bedroom benefiting from built-in storage, alongside a separate study which offers a useful additional space suitable for home working or other purposes.

Externally, the property benefits from an enclosed, low-maintenance frontage and a walled rear courtyard with gated access to the rear lane.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £40,000

Property Type: Terraced House

USPs: Requires work, Requires updating, Chain free

Parking: On Street

Year built: 1920

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

Accessed via a partially glazed UPVC entrance door, the hallway features carpeted flooring and a staircase leading to the first-floor accommodation.

Lounge

Positioned to the front of the property, the lounge benefits from a double-glazed bay window allowing natural light into the room. Further features include a fireplace surround, central heating radiator and carpeted flooring.



Kitchen/Diner

The kitchen/diner is fitted with a range of wall and base units complemented by roll-top work surfaces and tiled splashbacks. There is a stainless steel sink, a freestanding gas cooker with extractor above, and space for a fridge freezer. A double-glazed window overlooks the rear of the property.



Rear Lobby

The rear lobby houses the combination boiler and provides plumbing for a washing machine. A partially glazed UPVC door leads directly to the rear courtyard.



Downstairs Bathroom

Situated on the ground floor, the bathroom is fitted with a three-piece suite comprising a bath, pedestal wash hand basin and low-level WC. Additional features include vinyl flooring, a central heating radiator and a rear-facing double-glazed window.



First Floor Landing

The first-floor landing provides access to the bedrooms and study, with carpeted flooring and access to the loft space.

Bedroom One

Located to the front of the property, the principal bedroom features a double-glazed window, built-in storage, central heating radiator and carpeted flooring.



Bedroom Two

The second bedroom is positioned to the rear of the property and benefits from a double-glazed window and carpeted flooring.



Study

A separate room overlooking the rear of the property, featuring a double-glazed window and carpeted flooring. This versatile space could be utilised as a home office or study.



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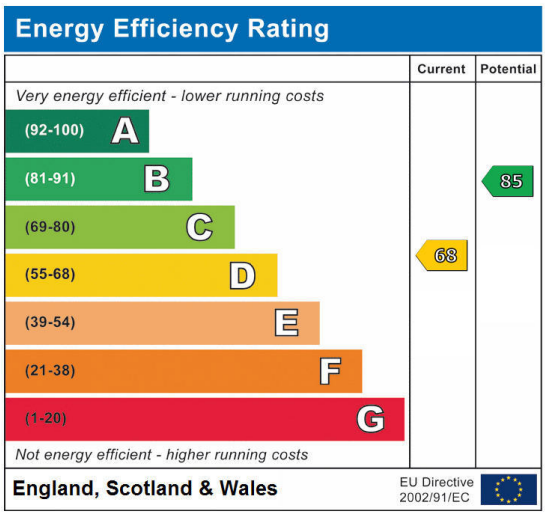
Externally

To the front of the property is an enclosed, low-maintenance area bounded by walls, with a pathway leading to the main entrance.

To the rear is an enclosed, walled courtyard with gated access to the rear lane.







Belle Street, Stanley, Durham, DH9 0DB

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

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