


## 2 bed terraced house to buy in

Malvern Terrace, Stanley, Durham, DH9 6QW

# £60,000

x 2 x 1 x 1

Tenure

**Freehold**

On Street parking

Garden

## Property features

- NO ONWARD CHAIN
- Ideal for First Time Buyers
- Ideal Investment Opportunity
- Two Large Bedrooms
- EPC Rating C

## Key Information

- Council Tax: Band A
- EPC Rating: C
- 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 delighted to welcome to the market this two-bedroom terraced property is situated within a popular residential area of Stanley. The property offers accommodation suited to a range of buyers including first-time purchasers and investors. The property benefits from gas central heating, double glazing, front and rear gardens, and external storage.

The accommodation briefly comprises an entrance hallway, lounge, kitchen/diner and utility room to the ground floor. To the first floor there are two bedrooms, a family bathroom and landing with built-in storage, loft access and a combi boiler. Externally, the property has lawned gardens to both the front and rear with gated rear access.

The property is situated within a residential area of Stanley, offering access to a range of local amenities including supermarkets, independent shops, cafés and healthcare facilities. A selection of primary and secondary schools are available within the surrounding area. Stanley town centre is approximately a short distance away, providing further shopping and leisure facilities. The property also benefits from regular public transport links and road connections to nearby towns and cities including Chester-le-Street, Consett, Durham and Newcastle upon Tyne.

Council Tax Band: A

Tenure: Freehold

Price: £60,000

Property Type: Terraced House

USPs: Garden, Requires work, Requires updating, Chain free

Parking: On Street

Construction materials: Brick and block

Roofing type: Clay 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 part glazed composite entrance door. Stairs lead to the first-floor accommodation and there is a gas central heating radiator.

## Lounge

*3.91m x 3.65m (12'9" x 11'11")*

Double glazed window to the front aspect and a gas central heating radiator.



## Kitchen / Diner

*3.90m x 2.71m (12'9" x 8'10")*

Double glazed window to the rear aspect. Fitted with a range of wall and base units incorporating roll top work surfaces and an inset stainless steel sink with mixer taps. Tiled splashbacks, vinyl flooring, space for a fridge/freezer, freestanding oven and a gas central heating radiator.



## Utility Room

*1.96m x 1.71m (6'5" x 5'7")*

Double glazed window to the rear aspect and part glazed composite external door. Fitted base units with plumbing for a washing machine, space for a tumble dryer, vinyl flooring and a gas central heating radiator.



## First Floor Landing

Built-in storage cupboard, loft access and housing the combi boiler.

## Bedroom One

*4.19m x 3.68m (13'8" x 12'0")*

Double glazed window to the front aspect, built-in storage and a gas central heating radiator.



## Bedroom Two

*3.48m x 2.80m (11'5" x 9'2")*

Double glazed window to the rear aspect and a gas central heating radiator.



## Family Bathroom

*2.46m x 1.70m (8'0" x 5'6")*

Double glazed window to the rear aspect. Fitted with a white suite comprising a pedestal wash hand basin and bath with mains-fed shower over. Part tiled walls, vinyl flooring and a gas central heating radiator.



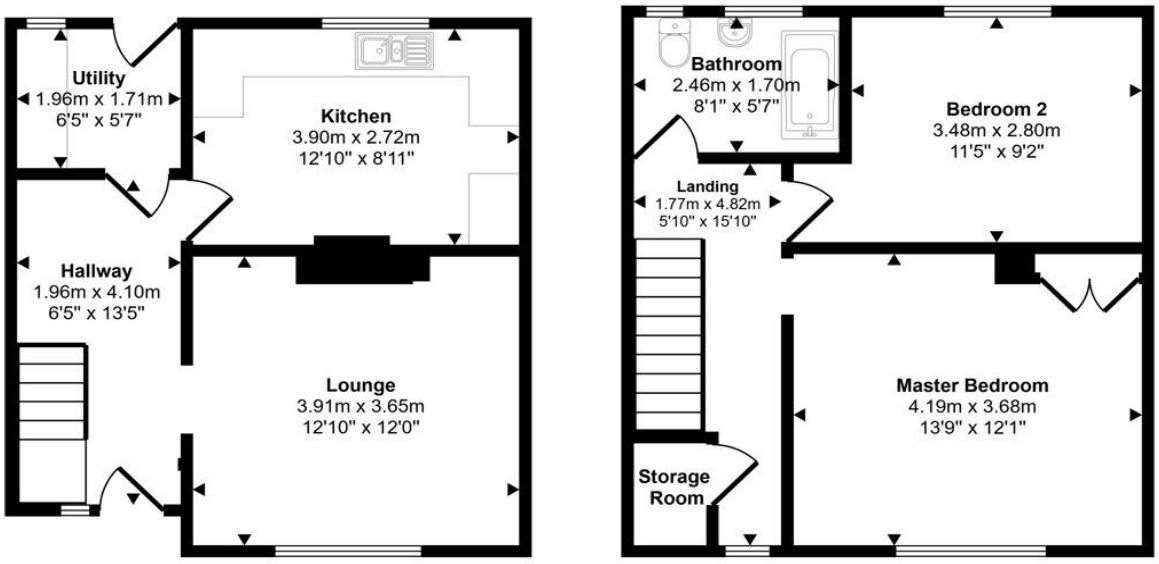
## Externally

To the front: Lawned front garden with a pathway leading to the entrance door and external lighting.

To the rear: Large enclosed lawned rear garden with pathway, gated access to the rear lane, external lighting and external storage.



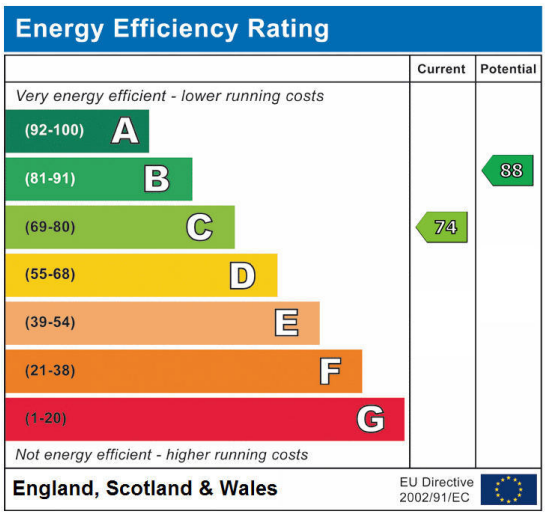
Approx Gross Internal Area
79 sq m / 848 sq ft




Ground Floor
**Approx 38 sq m / 409 sq ft**

First Floor
**Approx 41 sq m / 439 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.




## Malvern Terrace, Stanley, Durham, DH9 6QW

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

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