


## 3 bed terraced house to buy in

Eastfields, Stanley, Durham, DH9 7DQ

# £95,000

x 3 x 1 x 1

Tenure

**Freehold**

On Street parking

## Property features

- NO ONWARD CHAIN
- Three Bedroom
- Terrace House
- Ideal for First Time Buyers
- 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

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- Flexible viewing slots
- Accompanied viewings

## Description

Pattinson Estate Agents are pleased to offer to the market this three-bedroom mid-terraced property situated on Eastfields, DH9 7DQ. The accommodation is arranged over two floors and would be suitable for a range of buyers, including families and investors.

The property comprises an entrance hallway with stairs to the first floor and built-in storage, kitchen/diner, lounge and ground floor WC. To the first floor there are three bedrooms and a family bathroom.

Externally, the property has an enclosed lawned garden to the front and an enclosed paved garden to the rear with gated access.

The property is situated on Eastfields, within the DH9 7DQ postcode area. The surrounding residential area provides access to local amenities and services within the wider community, with the property positioned for access to the surrounding areas by road.

The location is suitable for those looking for a residential property within an established neighbourhood, with local facilities and transport connections available within the surrounding area. The property benefits from rear access via a lane and pedestrianised public path to the front. The property's position within the DH9 7DQ area provides a base for accessing the wider local area, making it suitable for a range of buyers, including families, first-time buyers and investors.

Council Tax Band: A

Tenure: Freehold

Price: £95,000

Property Type: Terraced House

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

*1.96m x 2.29m (6'5" x 7'6")*

Accessed via a UPVC part-glazed door, the entrance hallway provides stairs to the first floor, built-in storage and carpeted flooring.

## Lounge

*6.52m x 3.36m (21'4" x 11'0")*

The lounge benefits from double-glazed windows with front and rear aspects, a GCH radiator, built-in storage and carpeted flooring.



## WC

The ground floor WC has a rear-aspect double-glazed window, WC, composite vinyl flooring and access to natural light.



## Kitchen/Diner

*4.09m x 3.06m (13'5" x 10'0")*

A front-aspect kitchen/diner with double-glazed windows and a part-glazed door providing access to the garden. The kitchen is fitted with wall and base units, roll-top work surfaces, a stainless steel inset 1.5 bowl sink with drainer and taps, and tiled splashbacks.
There is plumbing for a washing machine, space for a fridge/freezer, built-in storage and a gas oven with four-ring gas hob and extractor. The room has a GCH radiator and vinyl flooring.



## First Floor Landing

Loft Access and carpet flooring.

## Bedroom One

*3.44m x 3.59m (11'3" x 11'9")*

A rear-aspect double-glazed bedroom with GCH radiator, built-in storage and a built-in sliding-door wardrobe. Carpeted flooring.



## Bedroom Two

*2.85m x 3.29m (9'4" x 10'9")*

A front-aspect double-glazed bedroom with GCH radiator, built-in storage and carpeted flooring.



## Bedroom Three

*3.20m x 3.14m (10'5" x 10'3")*

A front-aspect double-glazed bedroom with GCH radiator and carpeted flooring.



## Family Bathroom

*2.13m x 2.33m (6'11" x 7'7")*

The family bathroom has a rear-aspect double-glazed window and a white suite comprising WC, pedestal wash hand basin and bath with electric shower over. The room has part-tiled walls, vinyl flooring and a GCH radiator.



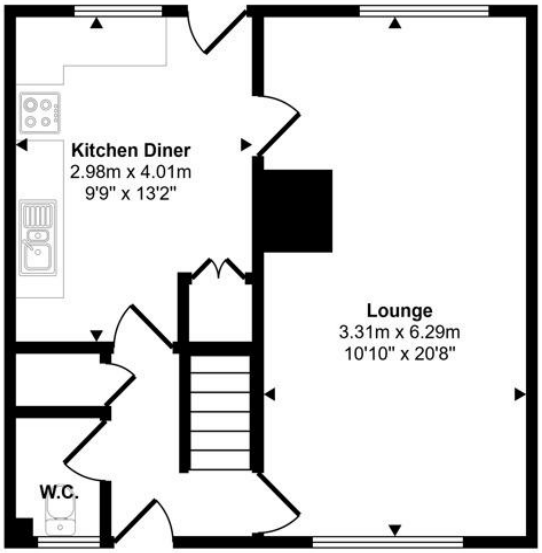
## Externally

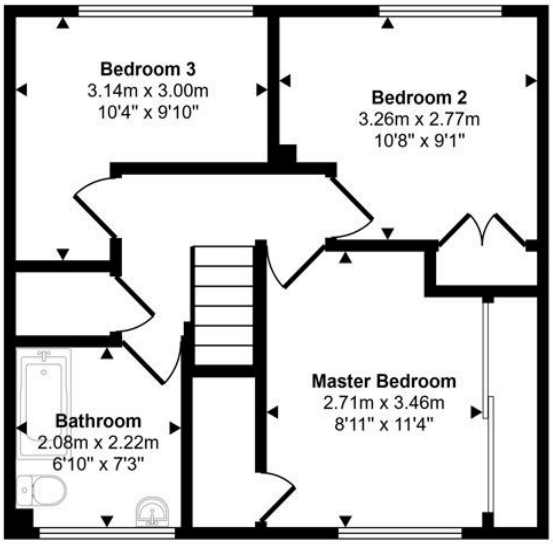
To the front: Garden is enclosed and lawned, with a paved path leading to the entrance. There are decorative stone borders and gated access.

To the rear: Enclosed rear garden is paved and includes a paved path, gated access and access to a rear lane.



Approx Gross Internal Area
82 sq m / 886 sq ft

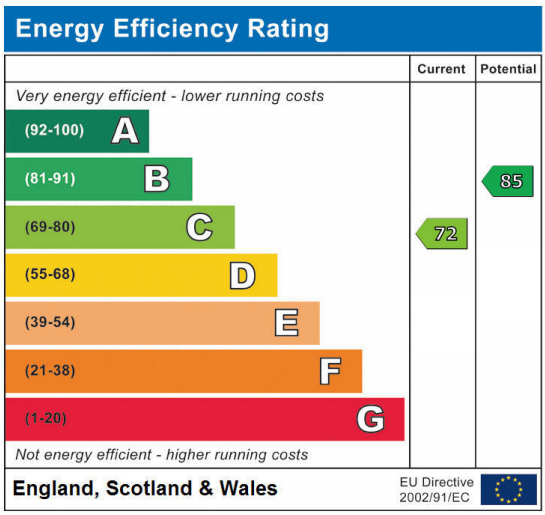



Ground Floor
**Approx 41 sq m / 440 sq ft**

First Floor
**Approx 41 sq m / 446 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.




Eastfields, Stanley, Durham, DH9 7DQ

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

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