



  
To buy

## 2 bed bungalow to buy in DH9

Avon Road, Stanley, Durham, DH9 6LF

# £70,000

 x2  x1  x1

Tenure

**Freehold**

On Street parking

## Property features

- ✓ Two Bedroom
- ✓ Mid-Terrace Bungalow
- ✓ Central Location
- ✓ Ideal for First Time Buyers
- ✓ Ideal Investment Opportunity

## Key Information

- ✓ Council Tax: Band A
- ✓ 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 delighted to welcome to the market this two-bedroom bungalow, situated on Avon Road, Stanley, DH9 6JF. Offering comfortable single-storey living, the property is likely to appeal to a range of purchasers, including first-time buyers, downsizers, couples and investors.

The accommodation briefly comprises an entrance porch, entrance hallway, fitted kitchen, spacious lounge, two bedrooms and a shower bathroom.

Externally, the property benefits from gardens to both the front and rear, with the rear garden offering an enclosed courtyard, paved patio and access to a rear lane. There is also useful external storage and gated access.

Situated in Stanley, the property is conveniently located for access to a range of local amenities, shops, schools and transport links, with road connections to surrounding towns and villages.

An early internal viewing is highly recommended to appreciate the accommodation and outside space on offer.

Council Tax Band: A

Tenure: Freehold

Price: £70,000

Property Type: Bungalow

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

## Porch

Approached via a part-glazed composite entrance door, the porch provides access into the main hallway. Central heating radiator.

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## Entrance Hallway

The welcoming entrance hallway features a composite part-glazed entrance door, composite vinyl flooring and central heating radiator, with access leading to the principal rooms.

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## Lounge

A well-proportioned reception room with a front-facing double-glazed window and central heating radiator. The room benefits from built-in storage and an electric fire with feature surround. A useful storage cupboard houses the combi boiler.



## Kitchen

A rear-facing kitchen/diner fitted with a range of wall and base units, roll-top work surfaces and a stainless-steel inset sink with drainer and mixer taps. There are tiled splashbacks, plumbing for a washing machine and space for a fridge/freezer. Further space is available for an appliance with either gas or electric connection. Double-glazed window and central heating radiator.



## Shower Room

Fitted with a shower cubicle with mains-fed shower, WC and pedestal wash hand basin. The bathroom benefits from tiled walls, composite vinyl flooring, double-glazed rear-facing window and central heating radiator. Loft access is also provided.



## Bedroom One

A good-sized front-facing bedroom with double-glazed window and central heating radiator.



## Bedroom Two

A rear-facing second bedroom with double-glazed window and central heating radiator.



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## Externally

### Front

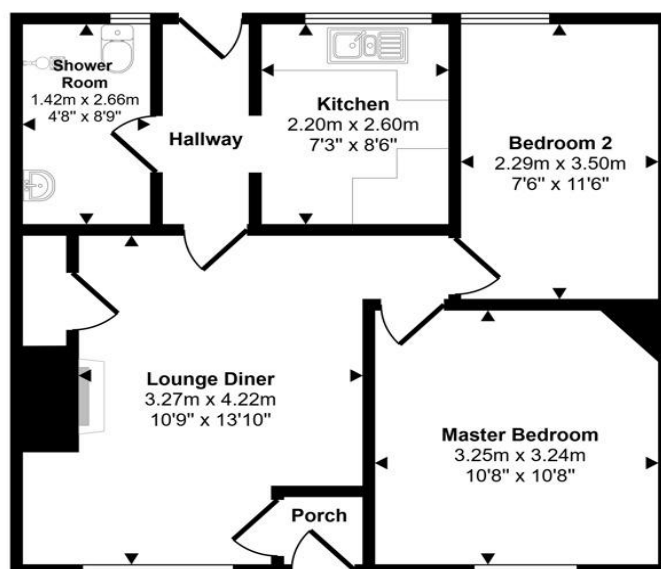
The front garden features decorative borders and a paved pathway leading to the entrance. There is gated access, external lighting and an external power socket.

### Rear

The enclosed rear garden is walled and arranged as a courtyard, with paved pathways and a paved patio area. There is gated access, external lighting, useful external storage and access to a rear lane.



Approx Gross Internal Area  
51 sq m / 553 sq ft



Floorplan

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.

Avon Road, Stanley, Durham, DH9 6LF

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

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