

2 bed terraced house to buy in

Edward Terrace, Stanley, Durham, DH9 7JW

£72,000

x 2 x 1 x 1

Tenure	Size
Freehold	**947 sq ft / 88 sq m**

On Street parking

Chain free

Property features

- Stone Built Mid Terrace
- Large Kitchen/Diner
- Two Bedrooms
- Family Bathroom with separate shower
- 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

01207 236333
stanley@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Pattinson Estate Agents are pleased to welcome to the market this two-bedroom stone-built mid-terrace house, situated on Edward Terrace in Stanley, County Durham. The property offers well-proportioned accommodation arranged over two floors and would be ideally suited to first-time buyers, couples, small families or investors.

The accommodation briefly comprises an entrance hallway, lounge and kitchen/diner to the ground floor. To the first floor are two bedrooms and a family bathroom as well as additional space in the loft for storage. Externally, the property benefits from an enclosed rear courtyard with gated access to a rear lane.

The property is situated in Stanley, County Durham, which offers a range of local amenities including shops, supermarkets, schools and leisure facilities. The town provides access to public transport links and road connections to surrounding areas including Chester-le-Street, Consett and Durham, making it a convenient location for commuters and those requiring access to nearby towns and cities.

Viewing is recommended to appreciate the accommodation on offer.

Council Tax Band: A

Tenure: Freehold

Price: £72,000

Property Type: Terraced House

Build Size: 88 sq m

USPs: Chain free

Parking: On Street

Year built: 1900

Construction materials: Stone built

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 UPVC part-glazed entrance door, the hallway provides access to the ground floor accommodation and stairs leading to the first floor. Finished with carpet flooring.

Lounge

3.82m x 4.22m (12'6" x 13'10")

Positioned to the front of the property, the lounge benefits from a double-glazed window, gas central heating radiator and carpet flooring. The room also features a decorative fireplace surround and built-in storage.



Kitchen/Diner

4.87m x 2.63m (15'11" x 8'7")

Situated to the rear of the property, the kitchen/diner benefits from a double-glazed window and UPVC external door providing access to the rear courtyard. Fitted with a range of wall and base units, roll-top work surfaces and a stainless-steel one-and-a-half bowl inset sink with mixer tap and drainer. Further features include tiled splashbacks, extractor fan, gas central heating radiator and vinyl flooring. There is plumbing for a washing machine and dishwasher, space for a fridge/freezer and provision for an electric cooker.



First Floor Landing

The landing provides access to both bedrooms and the family bathroom, with loft access and carpet flooring.

Bedroom One

3.68m x 3.81m (12'0" x 12'6")

A front-facing bedroom benefiting from a double-glazed window, gas central heating radiator, built-in storage and carpet flooring.



Bedroom Two

2.13m x 2.98m (6'11" x 9'9")

A rear-facing bedroom with a double-glazed window, gas central heating radiator and carpet flooring.



Family Bathroom

3.19m x 1.77m (10'5" x 5'9")

The bathroom is fitted with a white suite comprising a WC, pedestal wash hand basin, bath and separate shower cubicle with electric shower. Additional features include clad walls, rear-facing double-glazed window, gas central heating radiator, extractor fan and vinyl flooring.



Loft Storage

Additional useful loft space with electrics sockets and lighting.

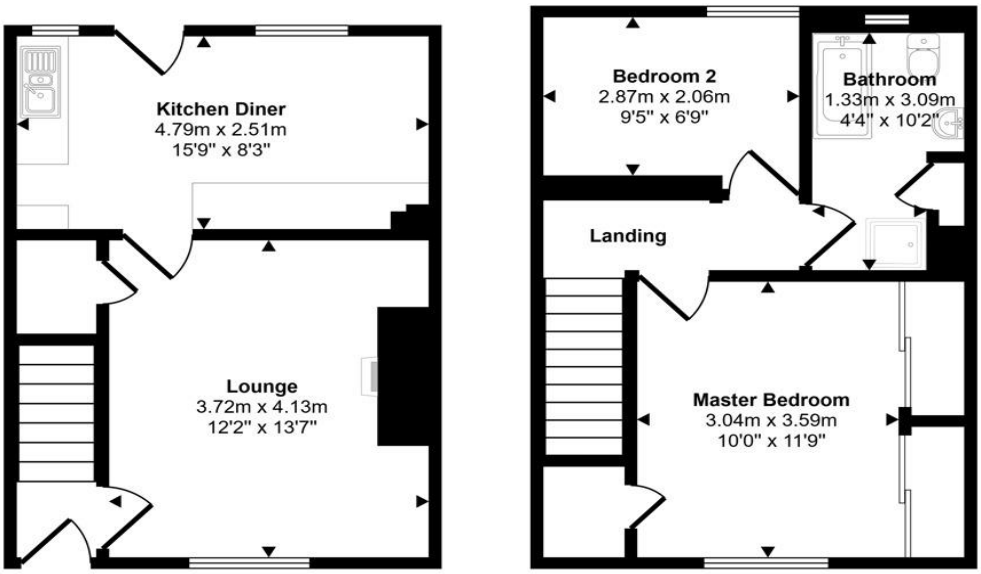


Externally

To the rear of the property is an enclosed, walled courtyard with a pathway leading to the entrance, gated access to the rear lane and external lighting.



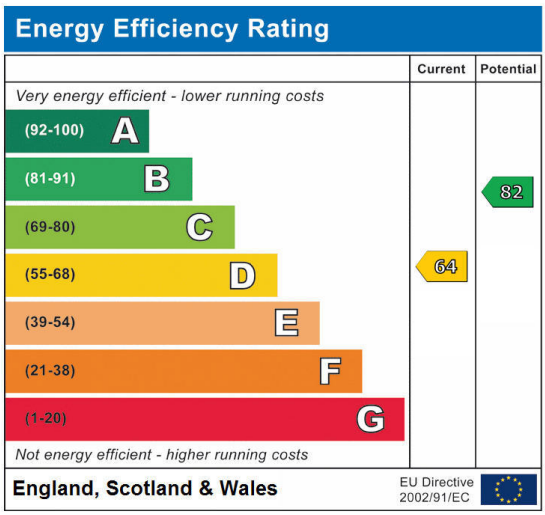
Approx Gross Internal Area
67 sq m / 718 sq ft



Ground Floor
Approx 33 sq m / 350 sq ft

First Floor
Approx 34 sq m / 367 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.



Edward Terrace, Stanley, Durham, DH9 7JW

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

83 Front Street, Stanley, Durham, DH9 0TB, Tel: 01207 236333, stanley@pattinson.co.uk, www.pattinson.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.