



2 bed terraced house to buy in

West Street, Tanfield Lea, Stanley,
Durham, DH9 9NA

£75,000 Starting Bid

 x 2  x 1

Tenure

Freehold

On Street parking

Property features

- ✓ FOR SALE BY AUCTION
- ✓ Two-bedroom mid-terrace
- ✓ Currently tenanted at £710 pcm
- ✓ Recently refurbished
- ✓ 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

01207 236333
stanley@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Estate Agents are delighted to present to the market VIA AUCTION this beautifully appointed two-bedroom mid-terraced home, situated within the sought-after village of Tanfield Lea. Recently renovated throughout, the property is currently tenanted at £710 per calendar month, making it an excellent opportunity for investors seeking an immediate rental return. With a modern kitchen, modern bathroom and gardens to both the front and rear, the property is sure to attract considerable interest.

On the ground floor, the entrance hallway gives way to a comfortable front-facing lounge, which benefits from built-in storage and provides a welcoming reception space. To the rear, the kitchen diner is fitted with a range of wall and base units beneath roll-top worktops, and is equipped with a four-ring electric hob, electric oven, extractor fan and stainless steel single sink, along with plumbing for a washing machine and space for a fridge freezer. A rear lobby with built-in storage and a part-glazed door leads out to the rear courtyard, providing a practical everyday connection between the kitchen and garden.

To the first floor are two well-proportioned bedrooms, each offering built-in storage, with the second bedroom benefiting from access to a useful additional room housing the combi boiler. The modern family bathroom is fitted with a white suite comprising WC, pedestal wash hand basin, bath and mains shower over, complemented by part-clad walls and a chrome towel rail.

Externally, the property enjoys a lawned front garden with a block-paved path and gated access, while to the rear is an enclosed block-paved courtyard with gated access to the rear lane, an external water source and external storage — a low-maintenance outdoor space well suited to tenant use.

Tanfield Lea is a popular village situated approximately one mile north of Stanley, offering a range of local amenities including shops, schools and community facilities, with further shopping and leisure options available in nearby Stanley. The property is well positioned for access to the A693 and A692, providing good road links towards Stanley, Consett, Gateshead and Newcastle upon Tyne, and public transport links are readily available from the surrounding area. The village is set within attractive countryside and offers a pleasant setting whilst remaining within easy reach of the wider North East region, making this an appealing investment in a well-regarded and consistently popular location.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £75,000

Property Type: Terraced House

Parking: On Street

Year built: 1930

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

The entrance hallway is accessed via a part-glazed UPVC front door and provides a welcoming first impression, with carpeted flooring and stairs rising to the first floor.

Lounge

4.39m x 3.98m (14'4" x 13'0")

The lounge is positioned to the front of the property and is a comfortable reception room benefiting from a double-glazed front-aspect window, a central heating radiator and built-in storage, with carpeted flooring throughout.



Kitchen / Diner

5.00m x 3.42m (16'4" x 11'2")

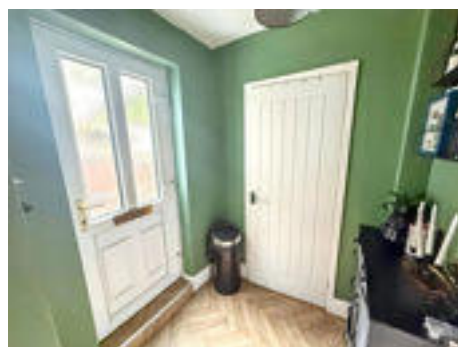
The kitchen diner is fitted with a range of wall and base units beneath roll-top worktops, with a stainless steel single sink, four-ring electric hob, electric oven and extractor fan. There is plumbing for a washing machine and space for a fridge freezer, with a central heating radiator, vinyl flooring and a double-glazed rear-aspect window completing the room.



Rear Lobby

1.64m x 1.55m (5'4" x 5'1")

The rear lobby offers practical everyday utility, with vinyl flooring, built-in storage and a part-glazed UPVC door opening onto the rear courtyard.



First Floor Landing

Providing access to the loft via a hatch. Carpet flooring.

Bedroom One

4.39m x 4.05m (14'4" x 13'3")

A well-proportioned double-glazed front-aspect bedroom with carpeted flooring, a central heating radiator and the benefit of built-in storage.



Bedroom Two

3.56m x 3.46m (11'8" x 11'4")

The second bedroom enjoys a double-glazed rear-aspect window, carpeted flooring, a central heating radiator and built-in storage. A door from this room leads to an additional space with a UPVC double-glazed rear-aspect window, currently housing the combi boiler.



Family Bathroom

3.54m x 1.42m (11'7" x 4'7")

The family bathroom is fitted with a white suite comprising WC, pedestal wash hand basin, bath and mains shower over bath, with part-clad walls adding a contemporary finish. A chrome towel rail, central heating radiator, extractor fan and vinyl flooring complete the room, which is served by a double-glazed rear-aspect window.



Externally

To the front of the property is a lawned garden with a block-paved path and gated access, providing a neat and tidy approach to the front entrance.

The rear of the property features an enclosed block-paved courtyard with gated access to the rear lane, an external water source and external storage, offering a low-maintenance outdoor space with practical everyday amenity.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

West Street, Tanfield Lea, Stanley, Durham, DH9 9NA

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

