



### 3 bed terraced house to buy in

Third Street, Stanley, Durham, Co Durham, DH9 7HA

**£60,000** Starting Bid

 x3  x1  x1

Tenure

**Freehold**

On Street parking

### Property features

- ✓ Being sold via Secure Sale, Terms and Conditions Apply
- ✓ Three Bedroom Terrace
- ✓ Tenanted Investment £520 pcm from July 2024
- ✓ Popular Location
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

We are delighted to welcome for sale this well presented three bedroom mid terrace home situated in the popular location of Third Street, Quaking Houses, Stanley.

Currently tenanted at £520 pcm from 7th July 2024. This generously proportioned home boasts a well equipped kitchen and utility room to the rear and a lounge to the front aspect which has ample room for a dining table. To the first floor the property offers three bedrooms and a family bathroom with bath and separate shower cubicle. Externally the property has a useful rear yard and front garden and is well positioned for access to local amenities and services in Stanley Town Centre which is within walking distance, yet it's location has a rural feel which should appeal to many buyers

With the added benefits of a new boiler being fitted in March 2026, double glazing throughout and a front garden and rear yard, viewing is advised to appreciate the size, location and potential of the accommodation on offer.

Full Description:

Entrance Hallway:

Double glazed front door, stairs leading to first floor, carpet flooring, door leading into lounge.

Lounge/Dining Room:

Double glazed window, radiator, under stairs storage cupboard, television and telephone point, carpet flooring. (Room Size: 5.49m x 3.71m)

Kitchen:

Double glazed window, radiator, fitted wall and base units, roll top work surfaces, integrated electric hob with extractor hood, integrated electric oven, plumbed for washing machine, stainless steel sink unit with mixer tap, vinyl flooring. (Room Size: 3.71m x 2.39m)

#### Utility Room:

Double glazed window, radiator, bench space, vinyl flooring, double glazed door leading to rear yard. (Room Size: 2.46m x 2.13m)

#### First Floor Landing:

Carpet Floor, loft access.

#### Bedroom One:

Double glazed window, radiator, storage cupboard, carpet flooring. (Room Size: 4.01m x 4.06m)

#### Bedroom Two:

Double glazed window, radiator, carpet flooring. (Room Size: 2.69m x 3.71m)

#### Bedroom Three:

Double glazed window, radiator, carpet flooring, boiler housed. (Room Size: 2.39m x 3.12m)

#### Bathroom:

Low level WC, radiator, pedestal wash basin, shower cubicle, bath, vinyl flooring. (Room Size: 3.66m x 2.46m)

#### Loft Room:

Fully boarded loft with Velux window offering significant additional storage.

#### Agents Note:

The photos provided are from pre-tenancy.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £60,000

Property Type: Terraced House

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: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

**Ground Floor**

**First Floor**

**Keyhole Residential**

This plan is for illustrative purposes only. The accuracy of the floor plan, measurements of doors, windows and any other items are approximate and no responsibility is taken by Keyhole Residential Limited for any error, omission or mis-statement.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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

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