



To buy

3 bed terraced house to buy in

Cotswold Terrace, Stanley, Durham, DH9 6QH

£45,000

 x 3  x 1  x 2

Tenure

Freehold

Property features

- ✓ NO ONWARD CHAIN
- ✓ Three Bedroom
- ✓ Front garden and rear courtyard
- ✓ Ideal for Investors - Rental potential of £650 - £700pcm

On Street parking

Garden

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

Mike Aitchison-Hughes
Branch Manager
Stanley

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Estate Agents are pleased to offer for sale this three-bedroom terraced house situated in Cotswold Terrace, Stanley. The property is offered for sale with no onward chain and would be well suited to investors or buyers looking for a property with scope for modernisation and improvement.

The accommodation briefly comprises an entrance hallway, two reception rooms and a kitchen to the ground floor. To the first floor there are three bedrooms and a three-piece family bathroom.

The property offers generous room sizes and flexible living accommodation, with potential for modernisation to suit individual requirements.

The property is situated within a residential area of Stanley, County Durham, providing access to local amenities, schools and transport links within the surrounding area. Stanley town centre offers a range of shops, services and facilities, with further amenities available in nearby towns.

Council Tax Band: A

Tenure: Freehold

Price: £45,000

Property Type: Terraced House

USPs: Garden

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)

Mobile signal coverage: Good

Entrance Hallway

Entrance hallway providing access to the ground floor accommodation and stairs leading to the first floor.



Living Room

3.87m x 3.64m (12'8" x 11'11")

Reception room featuring an electric fireplace and feature wall, with a window providing natural light.



Dining Room

3.03m x 2.99m (9'11" x 9'9")

Rear reception room with a large rear-facing window providing a good source of natural light.



Kitchen

2.44m x 2.98m (8'0" x 9'9")

Practical kitchen fitted with a range of raised and ground-level units, together with kitchen utilities. A rear door provides access to the external yard.



Bedroom One

3.92m x 3.07m (12'10" x 10'0")

Double bedroom featuring built-in wardrobes and an additional storage cupboard.



Bedroom Two

3.14m x 2.96m (10'3" x 9'8")

Double bedroom to the rear of the property, benefiting from built-in storage cupboard and a good source of natural light.



Bedroom Three

2.92m x 2.52m (9'6" x 8'3")

Double bedroom to the rear of the property, benefiting from built-in storage cupboard and a good source of natural light.



Bathroom

2.41m x 1.68m (7'10" x 5'6")

Three-piece bathroom comprising bath with shower over, wash hand basin and WC. The room features tiled walls and vinyl flooring.

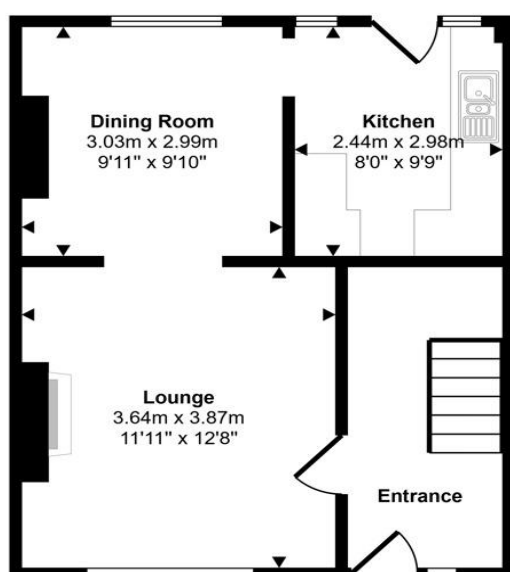


External

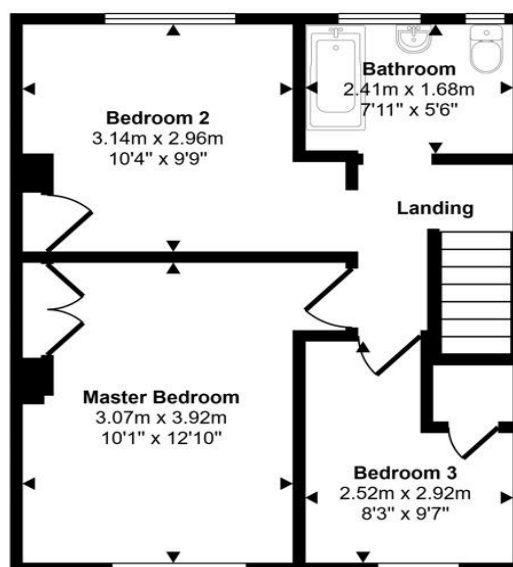
To the front of the property is a low-maintenance garden. To the rear is an enclosed yard featuring flower beds, a brick outbuilding and a rear gate.



Approx Gross Internal Area
80 sq m / 860 sq ft



Ground Floor
Approx 39 sq m / 424 sq ft



First Floor
Approx 41 sq m / 436 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.

Cotswold Terrace, Stanley, Durham, DH9 6QH

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

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