



2 bed terraced bungalow to buy

Keir Hardie Avenue, Stanley, Durham, DH9 6LP

£70,000

 x 2  x 1  x 1

Tenure

Freehold

Property features

- ✓ No Onward Chain
- ✓ Two Bedroom Bungalow
- ✓ Ideal for First Time Buyers
- ✓ Ideal for Investors - Rental potential of £650 - £675

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

01207 236333
stanley@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Estate Agents are pleased to present this well-maintained two bedroom terraced bungalow situated on Keir Hardie Avenue, Stanley, County Durham. Offering comfortable single-level living, the property benefits from spacious accommodation, front and rear gardens, a private courtyard, and excellent access to local amenities and transport links, making it an ideal purchase for a range of buyers including downsizers, first-time buyers and investors.

The accommodation comprises an entrance porch, hallway, lounge, kitchen/diner, two bedrooms and a family shower room. Externally, the property benefits from a large lawned front garden with pathway leading to the entrance, while to the rear there is an enclosed walled courtyard with gated access to the rear lane and useful external storage.

Keir Hardie Avenue is located within Stanley, a popular County Durham town offering a range of local amenities including supermarkets, shops, schools, healthcare facilities and leisure amenities. The area benefits from excellent transport links, providing easy access to Durham, Newcastle upon Tyne, Chester-le-Street and Consett via the A693 and surrounding road network. Regular public transport services operate throughout the area, making it convenient for commuters and residents alike.

Council Tax Band: A

Tenure: Freehold

Price: £70,000

Property Type: Terraced bungalow

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), FTTP (fibre to the premises)

Mobile signal coverage: Good

Entrance Lobby

Composite part glazed entrance door leading into the property and central heating radiator

Lounge

4.18m x 3.87m (13'8" x 12'8")

Double glazed front aspect window, central heating radiator, built-in storage cupboard and electric fire with feature surround. Combi boiler housed within a cupboard.



Kitchen

2.61m x 2.12m (8'6" x 6'11")

Double glazed rear aspect window. Fitted with a range of wall and base units with roll top work surfaces incorporating an inset stainless steel sink with mixer taps and tiled splashbacks. Plumbing for a washing machine, space for a fridge freezer and space for a gas or electric cooking appliance. Vinyl flooring.



Bedroom One

3.27m x 3.26m (10'8" x 10'8")

Double glazed front aspect window, central heating radiator and carpet flooring.



Bedroom Two

3.51m x 2.29m (11'6" x 7'6")

Double glazed rear aspect window and central heating radiator.



Shower room

2.58m x 1.32m (8'5" x 4'3")

Double glazed rear aspect window. Fitted with a WC, pedestal wash hand basin and mains-fed shower cubicle. Features include tiled walls, vinyl flooring, extractor fan and central heating radiator. Loft access.



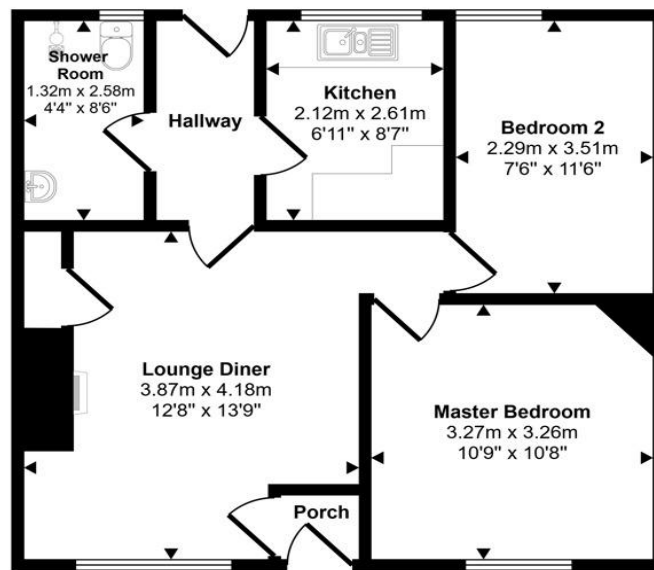
Externally

To the Front: Private front garden laid mainly to lawn with pathway leading to the entrance and external lighting.

To the Rear: Enclosed walled courtyard with pathway leading to the entrance, gated access to the rear lane external lighting and useful external storage.



Approx Gross Internal Area
51 sq m / 545 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.

Keir Hardie Avenue, Stanley, Durham, DH9 6LP

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.

