



3 bed semi-detached house to buy in DH9

Southfields, Stanley, Durham, DH9 7PF

£69,000 Starting Bid

 x 3  x 1  x 2

Tenure

Freehold

Property features

- ✓ No Onward Chain
- ✓ Fantastic Position And Plot
- ✓ Three Bed Semi-Dethatched
- ✓ Modern Shower Room
- ✓ EPC Rating C

On Street parking

Garden

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Water supply: Direct mains water

Arrange a viewing

Mike Aitchison-Hughes
Branch Manager
Stanley

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Estate Agents welcome to the market this three-bedroom end-terrace home on Southfields, Stanley, offered for sale by auction with a starting bid of £69,000.

Offering approximately 74m² of accommodation, the property provides separate lounge and dining rooms, a fitted kitchen and a pleasant rear garden. With scope for updating and redecoration, it presents an opportunity for buyers looking to create a home to their own taste or investors seeking their next project.

The ground floor comprises an entrance hallway, a well-proportioned lounge with a feature fireplace, a separate dining room and a kitchen fitted with wall and base units, work surfaces and a stainless-steel sink. An external door from the kitchen provides access to the rear garden.

Upstairs are three bedrooms, with built-in storage to the master and second bedrooms. A shower room offers a walk-in shower enclosure and pedestal wash basin, with a separate WC accessed from the landing.

Externally, the property has a lawned frontage and an open outlook across surrounding green space. The rear garden is mainly laid to lawn with established flower beds, pathways, timber boundaries and gated rear access. A brick-built outbuilding provides additional storage.

Contact Pattinson's Stanley branch for further information or to arrange a viewing.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £69,000

Property Type: Semi-detached house

USPs: Garden, Requires updating, Chain free

Parking: On Street

Construction materials: Brick and block

Heating: Gas

Water: Direct mains water

Sewerage: Standard UK domestic

External

Externally, the property has a lawned frontage with a pathway leading to the entrance. Positioned at the end of the terrace, the home enjoys an open outlook across the surrounding green space.



Living Room

A well-proportioned lounge with a large front-facing window providing natural light, a radiator and carpeted flooring. A fireplace with a decorative surround and hearth forms a focal point, with space for a range of seating arrangements. The room would benefit from redecoration, offering scope for buyers to put their own stamp on the space.



Dining Room

3.31m x 2.97m (10'10" x 9'8")

A separate dining room with a large window providing natural light, a radiator and patterned carpet flooring. Offering space for a dining table and chairs, the room provides access to the adjoining kitchen/utility area and would benefit from redecoration.



Kitchen

2.29m x 3.23m (7'6" x 10'7")

Fitted with a range of wall and base units, contrasting work surfaces and dark tiled splashbacks. The room includes a stainless-steel sink with drainer, space for a washing machine, a radiator and tiled-effect flooring. A window provides natural light, while an external door gives access outside.



Shower Room

1.59m x 1.65m (5'2" x 5'4")

Fitted with a walk-in shower enclosure with a glass screen, overhead rainfall shower and separate handheld attachment, alongside a pedestal wash basin. Marble-effect wall panels surround the shower, complemented by dark tiled-effect flooring, a radiator and an obscured-glass window.



W/C

Fitted with a WC, dark tiled-effect flooring and an obscured-glass window providing natural light.



Bedroom One

3.16m x 3.87m (10'4" x 12'8")

A well-proportioned master bedroom with a large window providing natural light, a radiator and carpeted flooring. Built-in cupboards offer useful storage, with space for a double bed and additional bedroom furniture. The room would benefit from redecoration, providing scope for buyers to put their own stamp on it.



Bedroom Two

3.31m x 2.97m (10'10" x 9'8")

A well-proportioned bedroom with a large window providing natural light, a radiator and carpeted flooring. Built-in cupboards offer useful storage, with space for a bed and additional bedroom furniture. Finished in pale green tones, the room offers scope for redecoration.



Bedroom Three

2.45m x 2.95m (8'0" x 9'8")

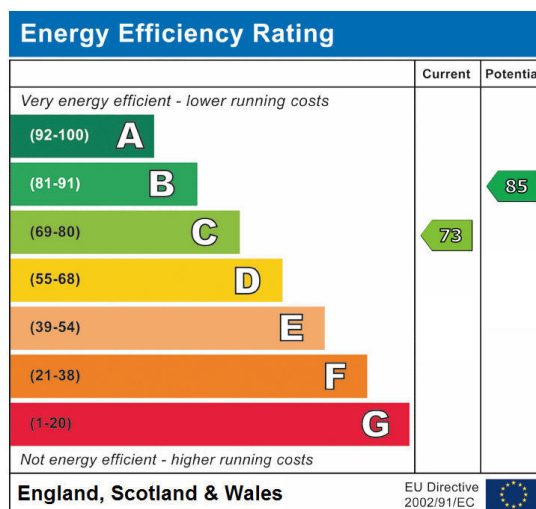
A third bedroom with a window providing natural light, a radiator and exposed timber floorboards. A recessed storage area offers useful additional space. The room would benefit from redecoration and a new floor covering, with potential for use as a bedroom or home office.



Garden

A rear garden mainly laid to lawn, with established flower beds and colourful planting. Pathways lead through the garden to a rear gate, with timber fencing defining the boundaries and a brick-built outbuilding providing useful storage.





Southfields, Stanley, Durham, DH9 7PF

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

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