

3 bed terraced house to buy in

Twizell Lane, West Pelton, Stanley, Durham, DH9 6SH

£75,000 Starting Bid

x 3 x 1 x 1

Tenure

Freehold

On Street parking

Property features

- FOR SALE BY AUCTION
- Stone Built Mid-Terrace
- Three Bedroom
- Two Reception Rooms
- Beautiful Views

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 offer for sale by auction this three-bedroom, stone-built mid-terrace property situated on Twizell Lane, West Pelton, Stanley. The property offers spacious accommodation arranged over two floors, comprising a lounge, separate dining room, kitchen/diner, three bedrooms and a family bathroom. Externally, there is a walled front garden and an enclosed rear courtyard with gated access to a rear lane.

The property benefits from double glazing, gas central heating via a combi boiler and a range of fitted kitchen units and integrated cooking appliances. Offering scope for a variety of buyers, including investors and owner-occupiers, the property is available through the auction process.

The property is situated in West Pelton, a village in County Durham with a history rooted in the area's coal-mining heritage. The nearby town of Stanley offers a range of local amenities, including shops, supermarkets, leisure facilities and everyday services. The surrounding villages provide further local amenities, while Chester-le-Street offers additional shopping and transport connections.

The area is served by local bus routes connecting with Stanley, Chester-le-Street and destinations including Newcastle and Sunderland. Road links also provide access to the wider County Durham and North East region. For those who enjoy outdoor activities, the surrounding countryside and nearby walking routes offer opportunities for walking and cycling. The location provides access to village amenities alongside the wider facilities available in the neighbouring towns.

This property is offered for sale by auction. Interested parties are advised to familiarise themselves with the auction terms and conditions and complete any necessary legal and financial checks before bidding.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £75,000

Property Type: Terraced House

Parking: On Street

Construction materials: Stone built

Roofing type: Slate tiles, Flat

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

3.93m x 1.00m (12'10" x 3'3")

Accessed via a part-glazed UPVC entrance door, the hallway provides access to the ground floor accommodation and stairs leading to the first floor. Further features include laminate flooring and a gas central heating radiator.

Lounge

3.84m x 3.39m (12'7" x 11'1")

Positioned to the front of the property, the lounge benefits from a double-glazed window providing natural light, a gas central heating radiator and carpet flooring.



Dining Room

3.85m x 3.96m (12'7" x 12'11")

The separate dining room provides additional reception space and includes a gas central heating radiator, built-in storage and carpet flooring.



Kitchen

3.33m x 4.22m (10'11" x 13'10")

The kitchen is positioned to the rear of the property and is fitted with a range of wall and base units, roll-top work surfaces and a stainless-steel inset sink with drainer and taps. Cooking facilities include an integrated electric oven, four-ring electric hob and extractor hood, with splashbacks to the relevant areas. Further features include recessed lighting, laminate flooring, a gas central heating radiator and a combi boiler. There is plumbing for a washing machine and dishwasher, along with space for a fridge/freezer. A double-glazed rear window and part-glazed UPVC door provide access to the rear courtyard.



First Floor Landing

The landing provides access to the three bedrooms and family bathroom. Features include built-in storage, loft access, recessed lighting and carpet flooring.

Bedroom One

2.79m x 4.27m (9'1" x 14'0")

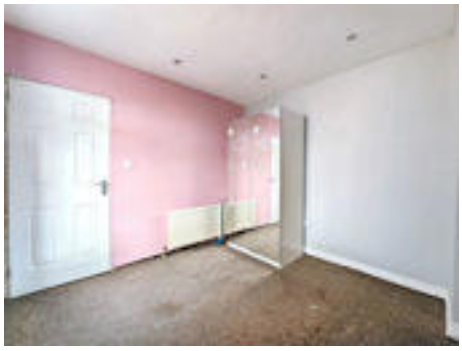
Located to the front of the property, the first bedroom benefits from a double-glazed window, gas central heating radiator and carpet flooring.



Bedroom Two

3.02m x 3.01m (9'10" x 9'10")

The second bedroom is positioned to the rear and includes a double-glazed window, gas central heating radiator, recessed lighting and carpet flooring.



Bedroom Three

2.07m x 3.20m (6'9" x 10'5")

The third bedroom is situated to the front of the property and benefits from a double-glazed window, gas central heating radiator, recessed lighting and laminate flooring.



Family Bathroom

3.36m x 2.23m (11'0" x 7'3")

The family bathroom is fitted with a white suite comprising a WC, vanity wash hand basin and bath with an electric shower over. Additional features include tiled walls, carpet flooring, built-in storage and a gas central heating radiator. Double-glazed windows to the side and rear aspects provide natural light.



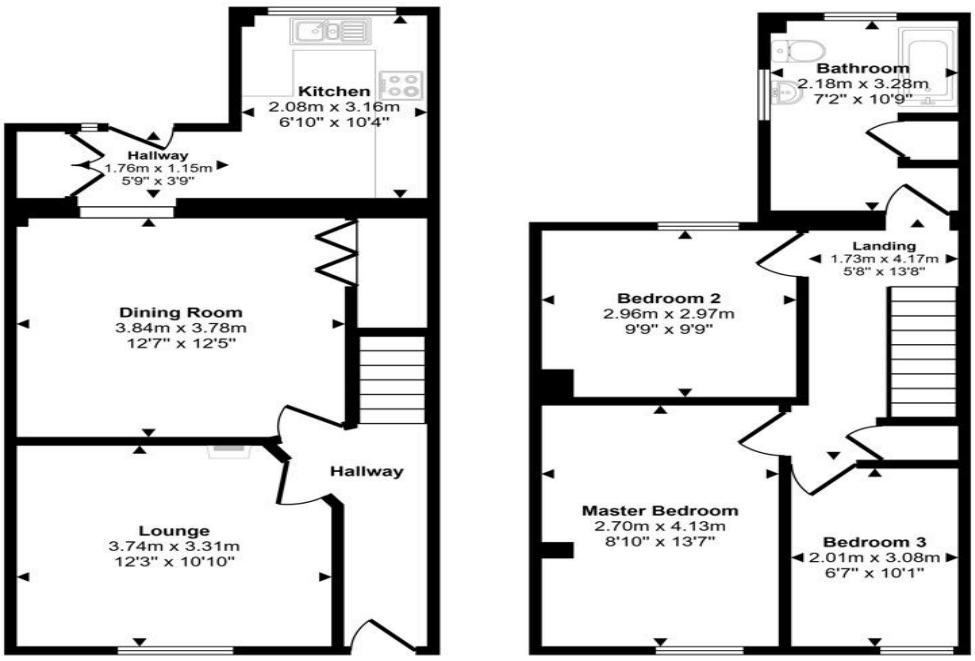
Externally

Front Garden
To the front of the property is a walled garden with a pathway leading to the entrance door. An external power socket is also provided.

Rear Courtyard
The rear of the property features an enclosed, walled courtyard with a pathway, gated access to a rear lane and an external water supply. An external power socket is also provided.



Approx Gross Internal Area
89 sq m / 963 sq ft



Ground Floor
Approx 46 sq m / 499 sq ft

First Floor
Approx 43 sq m / 463 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.

Twizell Lane, West Pelton, Stanley, Durham, DH9 6SH

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