



Mary Street | Annfield Plain | Stanley | DH9 7SJ

Recently enhanced, this two-bedroom, stone-built terraced house is now available without an upper chain, presenting an ideal opportunity for a first-time buyer or as an investment with a yield of over 11%. The property features a spacious lounge, a breakfasting kitchen equipped with an integrated oven, and a utility/rear porch, complete with appliances. The first-floor landing leads to two well-proportioned bedrooms, a bathroom, and a fully boarded loft space for additional storage. Key upgrades include a newly installed gas combi central heating system, complete rewiring, and uPVC double glazing. The house has an EPC rating of D (63) and falls within Council Tax band A. It is offered on a freehold basis.

Offers Over £55,000

- Recently Enhanced: Up-to-date improvements for modern living standards.
- Two-Bedroom Terraced House
- Stone-Built
- No Upper Chain
- Investment Opportunity, YIELD OF OVER 11%



Property Description

LOUNGE

13' 6" x 16' 1" (4.14m x 4.91m) uPVC double glazed entrance door, stairs to the first floor with space beneath to house a small desk, storage cupboard, uPVC double glazed window, dado rail, one double and one single radiator. Door leads to the breakfasting kitchen.

BREAKFAST KITCHEN

7' 11" x 14' 3" (2.43m x 4.35m) Fitted with a range of white wall and base units with contrasting laminate worktops, wine rack, integrated fan assisted electric oven/grill, halogen hob, stainless steel sink with vegetable drainer and mixer tap, storage cupboard housing the newly installed gas combi central heating boiler, uPVC double glazed window, double radiator and a door leading to the utility room.

UTILITY ROOM

5' 8" x 7' 3" (1.73m x 2.22m) Plumbed-in washing machine, free-standing fridge and freezer, tiled floor, uPVC double

glazed windows and matching rear exit door.

FIRST FLOOR

LANDING

Loft access hatch with pull-down ladder. The loft is fully boarded for storage with double glazed Velux window. Door from the landing lead to the bedrooms and bathroom.

BEDROOM 1 (TO THE FRONT)

12' 0" x 16' 0" (maximum) (3.67m x 4.89m) uPVC double glazed window, large recess suitable for a wardrobe and a double radiator. Please note the bed and drawers can be included with the purchase if required.

BEDROOM 2 (TO THE REAR)

9' 8" x 9' 4" (2.96m x 2.86m) uPVC double glazed window and a double radiator.

BATHROOM

5' 11" x 6' 3" (1.81m x 1.91m) A white suite featuring a panelled bath with electric shower over, curtain and rail. Pedestal wash basin, WC, tiled walls, uPVC double glazed window and a single radiator.

EXTERNAL

Self-contained yard to the rear.

HEATING

Gas fired central heating via combination boiler and radiators (installed 2023).

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (63). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

TENURE

We understand that the property is freehold. We would recommend that any purchaser has this confirmed by their legal advisor.

COUNCIL TAX

The property is in Council Tax band A.

VIEWINGS

We have created a virtual tour which can be viewed on our YouTube channel, our website, property portals and our social media accounts such as Facebook, Twitter and Instagram. To arrange a viewing please contact the office.

MAKING AN OFFER

Please note that all offers will require financial verification including mortgage agreement in principle, proof of deposit funds, proof of available cash and full chain details including selling agents and solicitors down the chain. Under New Money Laundering Regulations we require proof of

identification from all buyers before acceptance letters are sent and solicitors can be instructed.

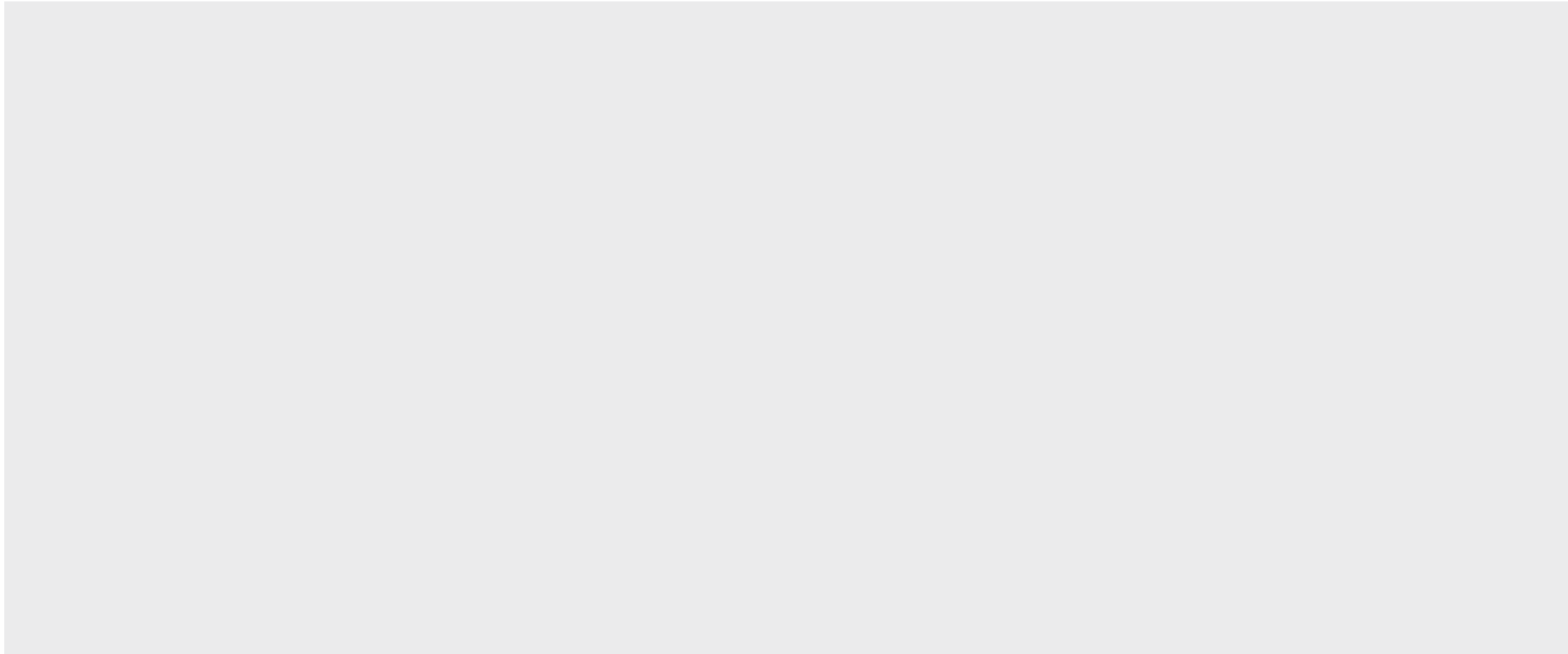
MORTGAGE ADVICE

We have independent mortgage advisers within our branch, who will search the whole market to find the best suitable mortgage and help you progress through the process. Contact our office to arrange a telephone or office appointment.

AGENTS NOTE

Whilst we endeavour to make our particulars accurate and reliable, they should not be relied on as a statement or representations of fact, and do not constitute any part of an offer or contract. The owner does not make or give, nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We have not checked or tested any appliances mentioned (including heating systems or electrical fittings) therefore working order cannot be confirmed. All measurements are given to the nearest 5cm.







Tenure

Freehold

Council Tax Band

A

Viewing Arrangements

Strictly by appointment

Contact Details

Anthony House

Anthony Street

Stanley

County Durham

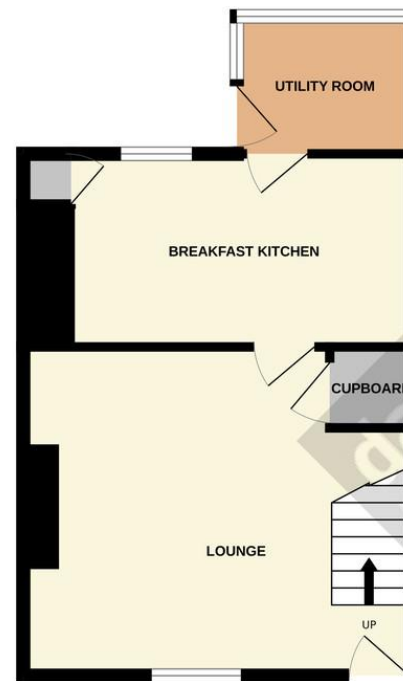
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GROUND FLOOR
34.5 sq.m. (372 sq.ft.) approx.

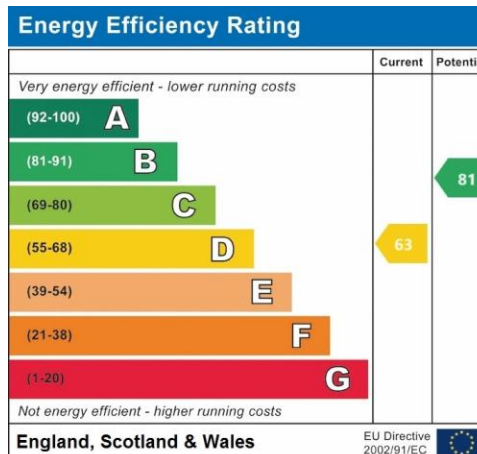


1ST FLOOR
31.8 sq.m. (342 sq.ft.) approx.



TOTAL FLOOR AREA: 66.4 sq.m. (714 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



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