



New Durham Road | Annfield Plain | Stanley | DH9 7UQ

3 bedroom terraced house, located within walking distance of the town centre, boasts the added benefit of a nearby detached garage plus driveway in the rear yard. Offered with no upper chain, the property is ideal for a growing family, and the generous loft space presents an excellent opportunity for conversion (subject to Planning Permission and Building Regulations). The accommodation briefly comprises an entrance hallway, three reception rooms, a kitchen, a rear porch, a first-floor landing, three double bedrooms, a bathroom, and a separate WC. Externally, there is a forecourt front garden, a self-contained rear yard with off-street parking, and a large brick-built storage shed. Additional features include gas combi central heating, uPVC double glazing, a security alarm system, and an EPC rating of D (68). Freehold, Council Tax band B.

£130,000

- Three-bedroom terraced house within walking distance of the town centre.
- Includes a detached garage and driveway in the rear yard.
- No upper chain, making it ideal for a growing family.



Property Description

This spacious three-bedroom terraced house, located within walking distance of the town centre, boasts the added benefit of a nearby detached garage plus driveway in the rear yard. Offered with no upper chain, the property is ideal for a growing family, and the generous loft space presents an excellent opportunity for conversion (subject to Planning Permission and Building Regulations). The accommodation briefly comprises an entrance hallway, three reception rooms, a kitchen, a rear porch, a first-floor landing, three double bedrooms, a bathroom, and a separate WC. Externally, there is a forecourt front garden, a self-contained rear yard with off-street parking, and a large brick-built storage shed. Additional features include gas combi central heating, uPVC double glazing, a security alarm system, and an EPC rating of D (68). The property is freehold and falls under Council Tax band B. A virtual tour is available for convenience.

HALLWAY

19' 11" x 7' 11" (6.09m x 2.43m) uPVC double glazed entrance door with matching side windows, staircase with turned newel post and spindles, large storage cupboard beneath, double radiator, dado rail, moulded cornicing and doors lead to the reception rooms.

LOUNGE

13' 11" x 16' 10" (4.25m x 5.14m) Large bay with uPVC double glazed windows, feature dark wood fire surround with gas fire, moulded cornicing, two double radiators, once single radiator, telephone point and a TV aerial point.

DINING ROOM

15' 5" x 13' 1" (4.70m x 4.01m) uPVC double glazed patio doors to rear yard, double radiator, delft rack and moulded cornicing.

BREAKFASTING ROOM

9' 10" x 12' 11" (3.01m x 3.94m) Inglenook, storage cupboard,

single glazed window overlooking the rear porch, double radiator and a door leading to the kitchen.

KITCHEN

11' 2" x 7' 2" (3.42m x 2.20m) Fitted with a range of wall and base units with contrasting laminate worktops. Free-standing Stoves cooking range with extractor canopy over. Stainless steel sink with mixer tap, plumbed for a washing machine uPVC double glazed window and a door to the rear porch.

REAR PORCH

4' 1" x 4' 5" (1.26m x 1.37m) uPVC double glazed rear exit door with matching windows.

FIRST FLOOR

LANDING

Single radiator, loft access hatch and doors leading to the bedrooms, bathroom and WC.

BEDROOM 1 (TO THE FRONT)

14' 0" x 14' 4" (4.27m x 4.38m) uPVC double glazed windows, single radiator, telephone point, moulded cornicing and a centre light rose.

BEDROOM 2 (TO THE REAR)

15' 5" x 13' 4" (4.71m x 4.07m) uPVC double glazed windows, storage cupboard, single radiator, moulded cornicing and centre light rose.

BEDROOM 3 (TO THE FRONT)

9' 8" x 10' 3" (2.96m x 3.14m) uPVC double glazed window, single radiator and coving.

BATHROOM

9' 10" x 7' 9" (3.00m x 2.38m) Panelled P-shaped panelled bath with curved screen and electric shower over. Wash basin with base storage and mirror over with light. PVC panelled walls and ceiling with inset LED spotlights. Airing cupboard housing the gas combi central heating boiler, uPVC double

glazed window, single radiator and pull-down drying rack.

WC

7' 2" x 2' 10" (2.19m x 0.88m) WC, PVC panelled walls, matching ceiling and a uPVC double glazed window.

EXTERNAL

TO THE FRONT

Small forecourt garden.

TO THE REAR

Wrought iron gates provide access to off-street parking within the rear paved patio yard.

BRICK STORAGE SHED

14' 5" x 6' 7" (4.41m x 2.01m) Attached to the rear of the house accessed via the rear yard with power points and lighting.

GARAGE

18' 8" x 9' 1" (5.70m x 2.77m) Located at the end of the street is a detached timber garage with power point and lighting. Grassed area to both sides.

CENTRAL HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (68). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

COUNCIL TAX

The property is in Council Tax band B (£1,891).

TENURE

We understand that the property is freehold. We would





recommend that any purchaser has this confirmed by their legal advisor. Please note that we understand that the garage is on a separate title but is included with the sale.

MINING

The property is located within a former mining area.

UTILITIES

The property is connected with a mains gas, water and electricity supply and is connected to the mains drainage.

SECURITY

Infra-red alarm installed.

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

B

Viewing Arrangements

Strictly by appointment

Contact Details

Anthony House

Anthony Street

Stanley

County Durham

DH9 8AF

www.davidbailes.co.uk

info@davidbailes.co.uk

01207231111



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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

