



### Third Street | Quaking Houses | Stanley | DH9 7HA

This three-bedroom terraced house is offered chain-free and features a sizeable front garden and a rear yard. The property boasts well-proportioned bedrooms and living areas but does require some modernisation, presenting an excellent opportunity for rental investment or as a first-time buy. The layout includes an entrance hall, a lounge/dining area, kitchen, and a ground floor wet room with WC. Upstairs, there is a landing leading to three double bedrooms. The home benefits from gas combi central heating, uPVC double glazing, and is freehold. EPC rating D (67). Council Tax Band A. Virtual tours are available on our website.

£65,000

- Chain-free three-bedroom terraced house.
- Sizeable front garden and rear yard.
- Well-proportioned bedrooms and living areas.
- Requires some modernisation.
- Ideal as a rental investment or first-time buyer.



## Property Description

### HALLWAY

uPVC double glazed entrance door, stairs to the first floor, tiled floor, PVC panelled ceiling with inset LED spotlights, double radiator and a door leading to the lounge/diner.

### LOUNGE/DINER

16' 10" x 17' 2" (5.14m x 5.25m) Electric fire with remote control, laminate flooring, two double radiators, uPVC double glazed window overlooking the front garden, telephone point and doors leading to the kitchen and shower room/WC.

### KITCHEN

10' 2" x 12' 6" (3.12m x 3.82m) Fitted with a range of wall and base units with contrasting laminate worktops and tiled splash-backs. Tiled floor, space for a gas cooker, plumed for a washing machine and space for a tall fridge/freezer. Stainless steel sink with mixer tap, single radiator, two uPVC double glazed windows and a composite double glazed rear exit door to the yard.

### WET ROOM SHOWER/WC

9' 11" x 4' 3" (3.04m x 1.30m) A wet room design with thermostatic mains-fed shower, curtain and rail, pedestal wash basin, WC, PVC panelled walls and ceiling, double radiator and a frosted double glazed window.

### FIRST FLOOR

#### LANDING

PVC panelled ceiling with inset LED spotlights, doors lead to the bedrooms.

#### BEDROOM 1 (TO THE FRONT)

13' 0" x 17' 1" (maximum) (3.98m x 5.22m) Over-stair storage cupboard gives access to a loft hatch. uPVC double glazed window and a double radiator.

#### BEDROOM 2 (TO THE REAR)

14' 1" x 8' 11" (4.31m x 2.73m) uPVC double glazed window and a double radiator.

#### BEDROOM 3 (TO THE REAR)

10' 5" x 7' 10" (3.20m x 2.41m) Cupboard houses the gas combi central heating boiler. uPVC double glazed window. Please note there is no radiator in this room.

### EXTERNAL

#### TO THE FRONT

A large garden with artificial lawn, paved patio, concrete hard-stand and is enclosed by fencing with gate at the base.

#### TO THE REAR

Self-contained yard.

#### PARKING

On-street parking.

#### HEATING

Gas fired central heating via combination boiler and radiators.

## GLAZING

uPVC double glazing installed.

## ENERGY EFFICIENCY

EPC rating D (67). 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 (£1,621 P.A.).

## SELECTIVE LICENCE

Please note that this property falls within the Local Authority Selective Licensing zone where a Landlord is required to register the property with the council every five years. Charges apply. Please visit

[www.durham.gov.uk/selectivelicensing](http://www.durham.gov.uk/selectivelicensing) for further information.

## 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.

## BROADBAND SPEEDS AVAILABLE

Average download speed of the fastest package currently available in the area is Ultra-fast 10,000Mb. Suitable for web & social, flawless video calls, 4K streaming and online gaming. We would recommend contacting a supplier to get the most accurate and up to date data.

## MOBILE PHONE COVERAGE

According to OFCOM the following providers are available; EE, Three, O2 and Vodaphone.

## 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

Band A currently £1,621 P.A.

## Viewing Arrangements

Strictly by appointment

## Contact Details

Anthony House

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GROUND FLOOR  
42.1 sq.m. (454 sq.ft.) approx.



1ST FLOOR  
42.5 sq.m. (458 sq.ft.) approx.



TOTAL FLOOR AREA : 84.7 sq.m. (912 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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