

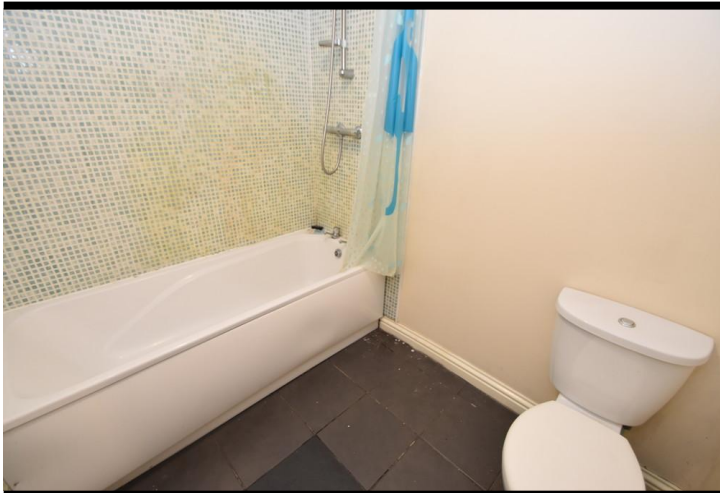


62 Station Road | Stanley | Co. Durham | DH9 0JP

A deceptively spacious three-bedroom ground floor maisonette arranged over two levels and offering an excellent amount of living space. Ideally suited to first-time buyers, downsizers or investors, the property is ready to move into and well located for local amenities and transport links and comes with vacant possession. The accommodation briefly comprises: communal entrance hallway, leading to a private hallway, three well-proportioned bedrooms and a modern bathroom. Stairs lead down to the lower ground floor, where you'll find an impressive open-plan kitchen/diner on an elevated level, with steps down to a generous lounge area, creating an attractive split-level layout. There is also a rear hallway with a convenient WC. Communal parking spaces to the front and rear.

Offers In Region Of £95,000

- Deceptively spacious three-bedroom maisonette
- Arranged over two levels
- Open-plan kitchen/diner, large lounge
- Three well-proportioned bedrooms, modern bathroom
- Additional WC located on the lower ground floor



Property Description

The accommodation briefly comprises: communal entrance hallway, leading to a private hallway, three well-proportioned bedrooms and a modern bathroom. Stairs lead down to the lower ground floor, where you'll find an impressive open-plan kitchen/diner on an elevated level, with steps down to a generous lounge area, creating an attractive split-level layout. There is also a rear hallway with a convenient WC. Communal parking spaces to the front and rear.

Further benefits include gas combi central heating (installed 2023), uPVC double glazing, and a 125-year lease from 1st October 2009. The ground rent is £100 per year, and the property participates in a block buildings insurance

COMMUNAL HALLWAY

uPVC entrance door to communal hallway leads to the residence entrance door.

HALLWAY

9' 0" x 8' 11" (2.75m x 2.72m) Entrance door to flat. Single radiator, storage cupboard, coving, stairs lead down to the kitchen and living areas and there are door leading off the hallway to the bedrooms and bathroom.

BEDROOM 1 (TO THE FRONT)

14' 9" x 10' 1" (4.52m x 3.09m) uPVC double glazed bay window, cupboard housing the gas combi central heating boiler, double radiator and coving.

BEDROOM 2 (TO THE REAR)

9' 6" x 12' 8" (2.92m x 3.88m) uPVC double glazed window, double radiator, coving and a door leading to a WC en-suite.

EN-SUITE

5' 6" x 3' 1" (1.70m x 0.96m) WC, pedestal wash basin, laminate flooring, tiled splash-backs, chrome towel radiator and an extractor.

BEDROOM 3 (TO THE FRONT)

12' 6" x 5' 8" (3.82m x 1.74m) uPVC double glazed window, single radiator and coving.

BATHROOM

5' 9" x 7' 3" (1.77m x 2.23m) A white suite featuring a panelled bath with thermostatic shower over, curtain and rail, tiled splash-back, WC, pedestal wash basin, single column radiator, extractor fan, tiled floor and coving.

LOWER GROUND FLOOR

KITCHEN/DINER AREA

13' 2" x 19' 8" (4.03m x 6.00m) Fitted with a range of wall and base units with contrasting laminate worktops and tiled splash-backs. Tiled floor, integrated fan assisted electric oven/grill, four ring gas hob with extractor fan over, plumbed for a washing machine double radiator, coving and stairs down to the main living area.

LOUNGE

18' 0" (maximum) x 19' 8" (5.50m x 6.00m) Laminate flooring, double radiator, coving, hard-wired smoke alarm and a door leading to the rear hallway.

REAR HALLWAY

uPVC double glazed rear exit door, part laminate flooring, single radiator, coving and a door to the WC.

WC

4' 2" x 4' 7" (1.28m x 1.42m) Laminate flooring, WC, pedestal wash basin, towel radiator, uPVC double glazed window and coving.

EXTERNAL

To the rear is a large shared yard.

HEATING

Gas fired central heating via combination boiler and radiators. The boiler was installed in 2023 with a warranty running until 2028.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating C (74). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

TENURE, GROUND RENT & INSURANCE

Leasehold – 125 years from 1 October 2009. The ground rent is currently £100 per annum. There is a combined buildings insurance policy for the three flats in the block which in 2025 was £142.20 per flat.

COUNCIL TAX

The property is in Council Tax band A.

PARKING

There are public parking spaces to the front and rear of the property.

UTILITIES

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

MINING

The property is located within a former mining area.

BROADBAND SPEEDS AVAILABLE

According to Ofcom the following broadband speeds are available. We would recommend contacting a supplier to get the most accurate and up to date data.

Broadband (estimated speeds)

| | |
|-----------|-----------|
| Standard | 17 mbps |
| Superfast | 51 mbps |
| Ultrafast | 1000 mbps |





MOBILE PHONE COVERAGE

According to Ofcom based on customers' experience in the DH9 area, below shows the chance of being able to stream video, make a video call, or quickly download a webpage with images to your phone when you have coverage. It's the likelihood of you being able to get this performance within the postal district depending on the network you are using. Performance scores should be considered as a guide since there can be local variations.

O2 (80%), Vodafone (71%), EE (68%), Three (62%).

VIEWINGS

We have created a walk-through virtual tour which can be viewed on our YouTube channel, our website, property portals and our social media accounts such as Facebook, X and Instagram. There is also a 360 degree tour available on our website. 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

Leasehold

Council Tax Band

A

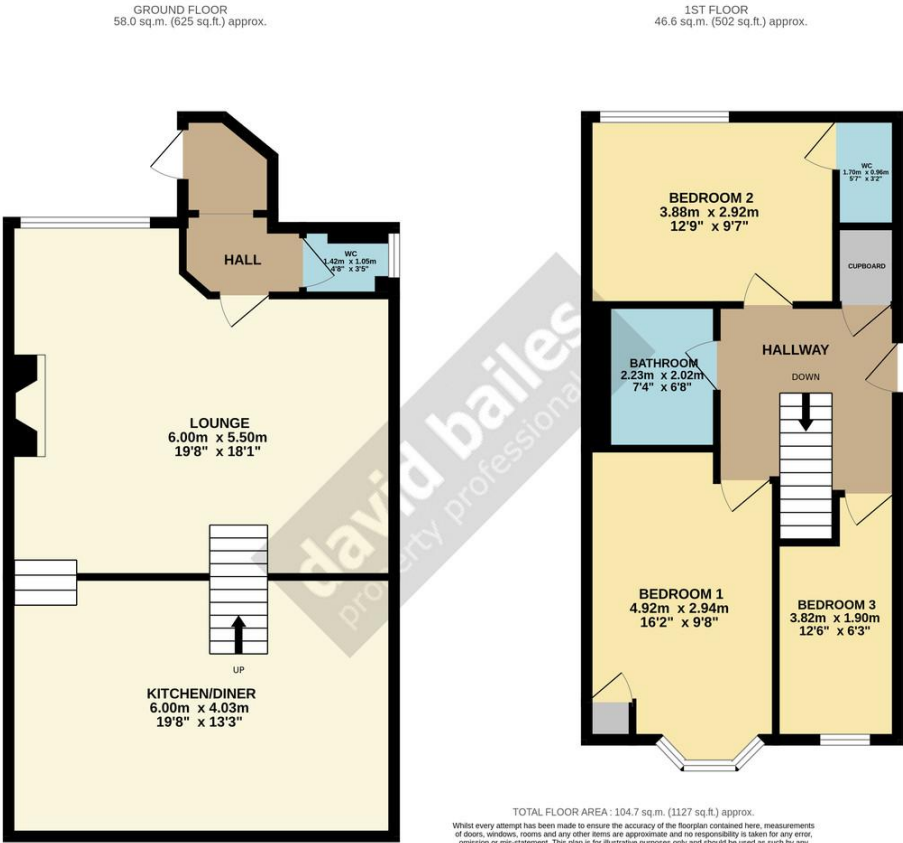
Viewing Arrangements

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 | | |
| 69-80 | C | 74 C | 80 C |
| 55-68 | 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

