



Penshaw Gardens | East Stanley | Co. Durham | DH9 6RQ

A three-bedroom end-terraced home boasting stunning south-facing panoramic views, solar panels, and no upper chain. Features include a lounge, kitchen/diner, three bedrooms, shower room/WC, and gardens to three sides with a brick tool shed. Benefits from gas central heating, uPVC double glazing, freehold tenure and Council Tax Band A. EPC rating D (58). Virtual tours available.

£85,000

- Three-bedroom end-terraced home
- Panoramic south-facing views
- Solar panels (leased)
- No upper chain
- Lounge and kitchen/diner



Property Description

HALLWAY

12' 10" x 6' 0" (3.93m x 1.84m) uPVC double glazed entrance door with matching side window, stairs to the first floor with storage cupboard below, double radiator and doors leading to the lounge and kitchen/diner.

LOUNGE

12' 10" x 11' 4" (3.93m x 3.47m) Wall mounted gas fire incorporating a central heating back boiler, uPVC double glazed window with panoramic views, double radiator and TV aerial point.

KITCHEN/DINER

9' 11" x 18' 10" (3.03m x 5.76m) Fitted with a range of wall and base units with contrasting laminate worktops and tiled splash-backs, slot-in cooker, stainless steel sink, plumbed for a washing machine, laminate flooring, uPVC double glazed windows, matching rear exit door, double radiator and telephone point.

FIRST FLOOR

LANDING

7' 5" x 5' 11" (2.27m x 1.82m) Loft access hatch and doors leading to the bedrooms and shower room/WC.

BEDROOM 1 (TO THE FRONT)

12' 11" x 10' 0" (3.95m x 3.07m) uPVC double glazed window with panoramic views and a single radiator.

BEDROOM 2 (TO THE REAR)

9' 10" x 10' 3" (3.02m x 3.13m) Storage cupboard, uPVC double glazed window, single radiator and dado rail.

BEDROOM 3 (TO THE FRONT)

9' 0" (maximum) x 8' 6" (maximum) (2.75m x 2.60m) Storage cupboard, uPVC double glazed window with panoramic views and a single radiator.

SHOWER ROOM/WC

5' 7" x 8' 0" (1.71m x 2.46m) A modern white suite with a glazed cubicle and electric shower. wash basin with base storage, WC, tiled floor, PVC panelled ceiling, chrome towel radiator and two uPVC double glazed windows.

EXTERNAL

TO THE FRONT & SIDE

Modest South facing garden enclosed by timber fence extending to the side giving access to the rear.

TO THE REAR

Enclosed garden with detached brick tool shed, mature conifers and cold water supply tap.

HEATING

Gas fired central heating via regular back boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (58). Please speak to a member of staff for a copy of the full Energy Performance Certificate. The house is fitted with Photovoltaic solar panels fitted to the rear of the property. The panels are fitted on a 25 year lease basis. There are no costs to the owners of the property and they enjoy reduced electricity bills. Please contact the office for further information.

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.

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

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	12 mbps
Super-fast	39 mbps
Ultra-fast	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 web-page 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%), Vodaphone (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

Freehold

Council Tax Band

A

Viewing Arrangements

Strictly by appointment

Contact Details

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GROUND FLOOR
38.7 sq.m. (416 sq.ft.) approx.



1ST FLOOR
39.7 sq.m. (428 sq.ft.) approx.



TOTAL FLOOR AREA : 78.4 sq.m. (844 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		
69-80	C		70 C
55-68	D	58 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



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