

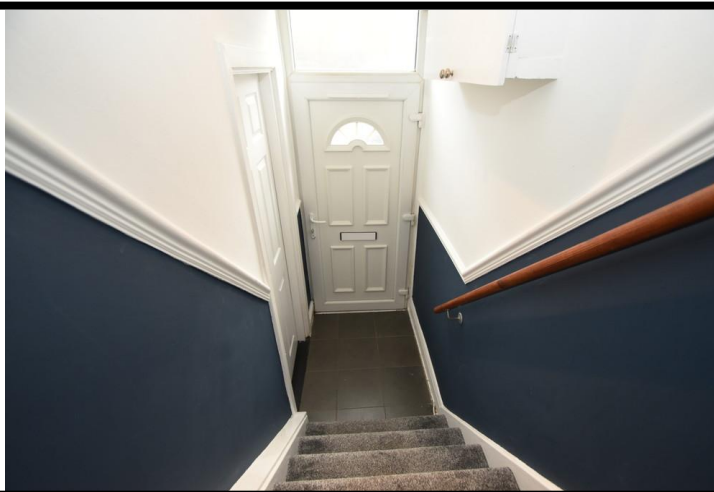


Unity Terrace | New Kyo | Stanley | DH9 7JR

A well-presented two-bedroom mid-terraced home offered with no upper chain, ideal for first-time buyers or landlords looking for a strong rental investment. The property features a welcoming hallway, a lounge with electric fire, a fitted kitchen including a cooker and fridge/freezer, and a generous rear porch offering useful additional storage space. Externally, there is a self-contained rear yard. To the first floor, the accommodation includes two good-sized bedrooms and a bathroom. Further benefits include gas combi central heating, uPVC double glazing, freehold tenure, and Council Tax band A. Located within easy reach of local shops, schools, and transport links. Virtual tour available. EPC rating E (54).

£69,950

- Offered with no upper chain
- Ideal first-time buy or rental investment
- Two-bedroom mid-terraced home
- Spacious lounge and fitted kitchen
- Large rear porch providing extra storage



Property Description

A well-presented two-bedroom mid-terraced home offered with no upper chain, ideal for first-time buyers or landlords looking for a strong rental investment. The property features a welcoming hallway, a spacious lounge, a fitted kitchen, and a generous rear porch offering useful additional storage space. Externally, there is a self-contained rear yard.

To the first floor, the accommodation includes two good-sized bedrooms and a bathroom. Further benefits include gas combi central heating, uPVC double glazing, freehold tenure, and Council Tax band A. Located within easy reach of local shops, schools, and transport links.

Virtual tour available. EPC rating E (54).

HALLWAY

uPVC double glazed entrance door with matching window over, tiled floor, stairs to the first floor, dado rail and a door to the lounge.

LOUNGE

14' 7" x 16' 1" (maximum) (4.46m x 4.91m) Marble fire surround, matching hearth and electric fire, uPVC double glazed window, dado rail, double radiators, coving, TV aerial cables and a door to the kitchen.

KITCHEN

7' 9" x 16' 1" (2.38m x 4.91m) Fitted with a range of white wall and base units with contrasting laminate worktops, upturns and tiled splash-backs, Slot-in electric cooker with concealed extractor fan over, free-standing fridge/freezer, stainless steel sink with mixer tap, plumbed for a washing machine, concealed gas combi central heating boiler, uPVC double glazed window, tiled floor, coving, double radiator, telephone point and a door to the rear porch.

REAR PORCH

5' 10" x 8' 6" (1.80m x 2.60m) Tiled floor, double radiator, uPVC double glazed windows and matching rear exit door.

FIRST FLOOR

LANDING

Dado rail, loft access hatch and doors to the bedrooms and bathroom.

BEDROOM 1 (TO THE FRONT)

12' 2" x 16' 1" (maximum) (3.72m x 4.91m) uPVC double glazed window, single radiator and coving,

BEDROOM 2 (TO THE REAR)

10' 7" x 10' 4" (maximum) (3.23m x 3.16m) Storage cupboard, uPVC double glazed window, single radiator and coving,

BATHROOM

7' 6" x 5' 4" (2.30m x 1.63m) A white suite featuring a panelled bath with glazed screen and electric shower over, pedestal wash basin with LED mirror over, WC, fully tiled walls and floor, uPVC double glazed window, extractor fan and a single radiator.

EXTERNAL

Self-contained yard to the rear. On-street parking.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating E (54). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

UTILITIES

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

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.

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	11 mbps
Super fast	80 mbps
Ultra fast	10000 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%), Vodafone (71%), EE (68%), Three (62%).

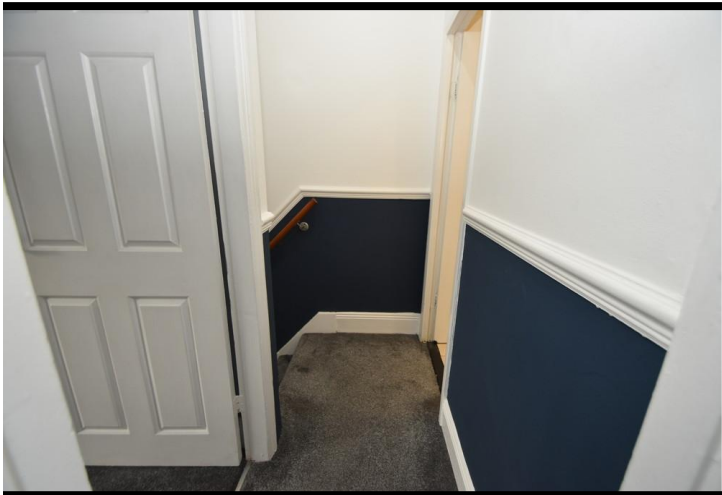
MINING

The property is located within a former mining area.

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

Anthony House

Anthony Street

Stanley

County Durham

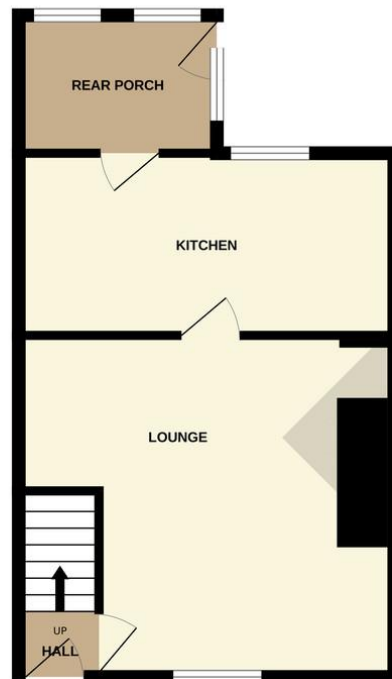
DH9 8AF

www.davidbailes.co.uk

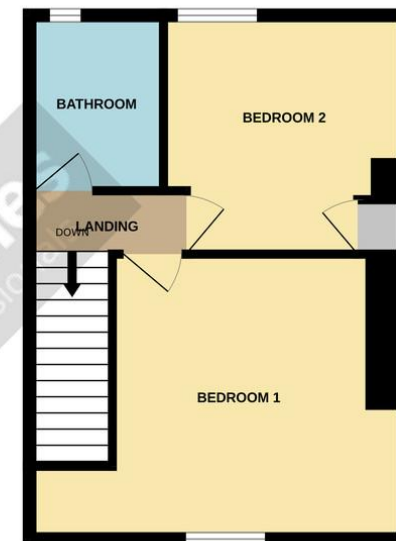
info@davidbailes.co.uk

01207231111

GROUND FLOOR
36.9 sq.m. (397 sq.ft.) approx.



1ST FLOOR
32.5 sq.m. (350 sq.ft.) approx.



TOTAL FLOOR AREA: 69.4 sq.m. (747 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.
Made with Metropix ©2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	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



rightmove
find your happy

