



## Palmer Street | South Moor | Stanley | DH9 7RD

Offered with no upper chain, this two-bedroom mid-terraced home in South Moor provides spacious accommodation and excellent potential for refurbishment. The ground floor includes an entrance hallway, lounge, separate dining room, kitchen and a useful utility room. To the first floor, there is a landing, two good-sized bedrooms and a bathroom. Externally, the property benefits from a rear yard. Further features include gas combi central heating and uPVC double glazing. Ideal for investors or buyers looking to modernise and create a lovely home close to transport links and local amenities. Freehold, Council Tax band A, EPC rating D (68).

**£55,000**

- Two-bedroom mid-terraced house
- Available with no upper chain
- Perfect refurbishment or investment opportunity
- Hallway, lounge and separate dining room
- Kitchen plus useful utility room



## Property Description

### HALLWAY

Composite double glazed entrance door with uPVC double glazed window over, stairs to the first floor and a door leading to the lounge.

### LOUNGE

13' 0" x 12' 5" (maximum) (3.98m x 3.80m) uPVC double glazed window, double radiator, wall lights and a door to the dining room.

### DINING ROOM

9' 0" x 13' 6" (2.75m x 4.13m) Under-stair storage cupboard, uPVC double glazed window, double radiator, telephone point and a door to the kitchen.

### KITCHEN

9' 8" x 6' 11" (2.95m x 2.12m) Fitted with a a range of wall and base units with contrasting laminate worktops and tiled splash-backs. Slot-in gas cooker extractor fan over, stainless steel

sink with mixer tap, uPVC double glazed window, door leads to the utility room.

### UTILITY ROOM

4' 4" x 6' 11" (1.34m x 2.12m) Wall mounted gas combi central heating boiler, laminate workbench, plumbed for a washing machine, uPVC double glazed window and an opening to the rear lobby.

### REAR LOBBY

3' 7" x 3' 10" (1.10m x 1.17m) Double radiator and a uPVC double glazed rear exit door.

### FIRST FLOOR

#### LANDING

Loft access hatch and doors leading to the bedrooms and bathroom.

### BEDROOM 1 (TO THE FRONT)

12' 11" x 15' 7" (maximum) (3.95m x 4.75m) uPVC double glazed window and two double radiators.

### BEDROOM 2 (TO THE REAR)

9' 2" x 9' 7" (2.80m x 2.94m) uPVC double glazed window and a double radiator.

### BATHROOM

5' 9" x 5' 5" (1.76m x 1.67m) A white suite featuring a panelled bath with shower fitment, curtain and rail, pedestal wash basin, WC, part tiled walls, chrome towel radiator, uPVC double glazed window and coving.

### EXTERNAL

Self-contained yard to the rear.

### 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.

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.

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	16 mbps
Super fast	211 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.

This shows the percentage of measurements across your postal district over the last 12 months that can successfully stream video or make a video call if they have coverage.

O2 (80%), Vodaphone (71%), EE (68%), Three (72%).

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 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 are 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

