

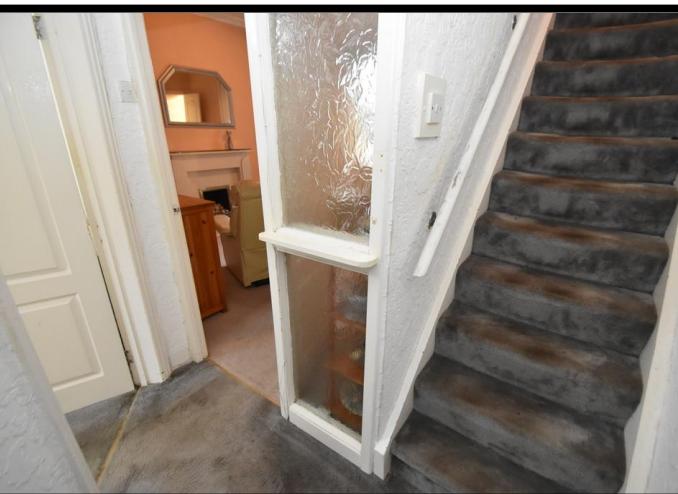


Derwent Terrace | Greencroft | Stanley | DH9 8NN

Available with no upper chain, this well-presented two-bedroom stone-built terraced house benefits from a two-storey rear extension, providing generous and flexible living accommodation. The property comprises an entrance lobby and hallway, two reception rooms, and a fitted kitchen to the ground floor. To the first floor there are two bedrooms, both with fitted wardrobes, and a bathroom/WC. Externally, there is a modest garden to the front and a self-contained rear yard, ideal for low-maintenance outdoor space. Further benefits include gas combi central heating, uPVC double glazing, freehold tenure, and Council Tax Band A. EPC rating D (58%). Virtual tours available. An ideal purchase for first-time buyers or investors. Sale subject to grant of probate.

£69,950

- Two-bedroom stone-built terraced house
- Two-storey rear extension
- Available with no upper chain
- Two reception rooms
- Fitted kitchen including appliances



Property Description

LOBBY

PVC double glazed entrance door with matching window over, dado rail, single radiator and a glazed door to the inner hallway.

HALLWAY

Stairs to the first floor, single radiator, frosted glazed window to dining room plus doors to the lounge and dining room.

LOUNGE

12' 0" x 14' 10" (3.67m x 4.53m) Feature Louis style fire surround with marble inlay and hearth, inset living flame gas fire. uPVC double glazed window, base storage cupboards to one alcove, single radiator, telephone extension and TV aerial.

DINING ROOM

12' 7" x 14' 10" (3.86m x 4.53m) Feature marble fire surround, inlay and hearth with inset living flame gas fire. uPVC double glazed window, single radiator, coving, telephone point and a

door leading to the kitchen.

KITCHEN

6' 1" x 7' 9" (1.87m x 2.38m) Fitted with a range of wall and base units with contrasting laminate worktops and fully tiled walls and floor. Slot-in gas cooker, stainless steel sink with vegetable drainer and mixer tap, plumbed in washing machine, concealed gas combi central heating boiler, under-stair storage cupboard, single radiator, uPVC double glazed window and matching rear exit door to yard.

FIRST FLOOR

LANDING

12' 7" x 6' 9" (3.86m x 2.06m) Storage cupboard, loft access hatch with pull-down loft ladder (part boarded for storage) and doors leading to the bedrooms and bathroom.

BEDROOM 1 (TO THE FRONT)

12' 0" x 17' 7" (3.67m x 5.36m) Fitted wardrobes, gas fire,

laminate flooring dado rail and a uPVC double glazed window.

BEDROOM 2 (TO THE REAR)

12' 7" x 7' 8" (3.86m x 2.36m) Fitted wardrobes, additional storage cupboard, uPVC double glazed window and a single radiator.

BATHROOM

6' 1" x 7' 9" (1.87m x 2.38m) A white suite with fully tiled walls and floor with a panelled bath and electric shower over, curtain and rail. Pedestal wash basin, WC, chrome towel radiator and a frosted uPVC double glazed window.

EXTERNAL

TO THE FRONT

A modest low-maintenance patio garden enclosed by wall and gate.

TO THE REAR

A South-facing self-contained yard with block paving, brick tool shed, cold water supply tap and is enclosed by wall and gate.

HEATING

Gas fired central heating via combination 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.

COUNCIL TAX

The property is in Council Tax band A.

TENURE

We understand that the property is freehold. We would recommend that any purchaser has this confirmed by their

legal advisor.

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	27 mbps
Superfast	80 mbps
Ultrafast	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 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.

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 (75%), Vodafone (72%), EE (67%), 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.

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. SALE SUBJECT TO GRANT OF PROBATE

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.



Tenure

Freehold

Council Tax Band

A

Viewing Arrangements

Strictly by appointment

Contact Details

Anthony House

Anthony Street

Stanley

County Durham

DH9 8AF

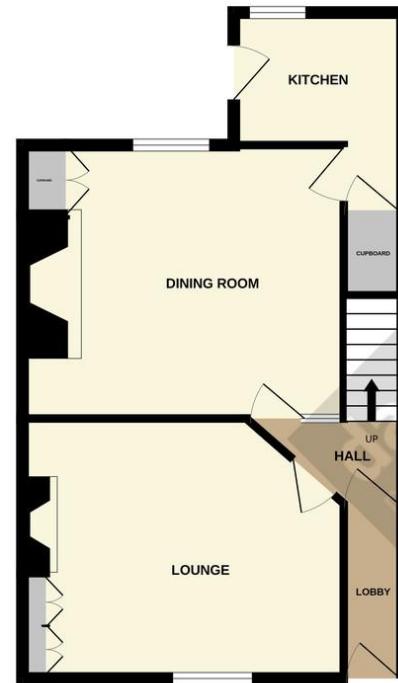
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GROUND FLOOR
42.7 sq.m. (460 sq.ft.) approx.

1ST FLOOR
44.0 sq.m. (474 sq.ft.) approx.



avid baile
Property professionals

TOTAL FLOOR AREA : 86.7 sq.m. (934 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. The services, systems and appliances shown have not been tested and no guarantee is given 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		74 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 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



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