



## Durham Road | Stanley | Co. Durham | DH9 6LS

Available with no upper chain, this charming two-bedroom terraced bungalow has recently undergone a mini refurbishment, making it an ideal option for downsizers, first-time buyers or investors alike. The well-planned accommodation briefly comprises a comfortable lounge, two double bedrooms, a fitted kitchen including appliances, rear hallway, shower room/WC, and a useful rear porch. Externally, the property benefits from a low-maintenance front garden and a private, self-contained rear yard, perfect for easy upkeep. Further highlights include gas combi central heating, full uPVC double glazing, freehold tenure, Council Tax Band A, and an EPC rating of C (70). 360° and walk-through virtual tours are available for early inspection.

£87,000

- Two-bedroom terraced bungalow
- Recently refreshed with a mini refurbishment
- No upper chain
- Two well-proportioned double bedrooms
- Kitchen including appliances



## Property Description

### LOUNGE

14' 0" x 12' 11" (4.28m x 3.95m) uPVC double glazed entrance door, matching window, feature dark-wood fire surround, marble inlay and hearth, electric fire, laminate flooring, TV cables, double radiator, inset LED spotlights, central heating room thermostat and doors lead to the bedrooms and kitchen.

### BEDROOM 1 (TO THE REAR)

11' 9" x 10' 10" (3.59m x 3.31m) uPVC double glazed window, double radiator and LED spotlights.

### BEDROOM 2 (TO THE FRONT)

10' 10" x 10' 10" (3.32m x 3.31m) uPVC double glazed window, double radiator and LED spotlights.

### KITCHEN

8' 9" x 12' 8" (2.67m x 3.88m) Fitted with a range of wall and base units finished in white with contrasting laminate worktops. Space for a slot-in cooker, plumbed in washing machine, free-

standing fridge and freezer, stainless steel sink with mixer tap, laminate flooring, uPVC double glazed window, storage cupboard housing the gas combi central heating boiler and loft access hatch, hard-wired smoke alarm, double radiator, inset LED spotlights and a door to the rear hallway.

### REAR HALLWAY

3' 0" x 6' 4" (0.93m x 1.94m) Laminate flooring, telephone point, door to the shower room and a uPVC double glazed door to the rear porch.

### SHOWER ROOM/WC

5' 5" x 6' 5" (1.67m x 1.96m) A thermostatic shower in a glazed corner cubicle with PVC panelled walls, pedestal wash basin, WC, white towel radiator, uPVC double glazed frosted window, mirrored wall cabinet and a wall extractor fan.

### REAR PORCH

4' 4" x 5' 10" (1.34m x 1.80m) Wall light and uPVC double glazed windows and matching rear exit door.

### EXTERNAL

#### TO THE FRONT

A low maintenance garden enclosed by timber fence and gate.

#### THE REAR

Self-contained yard with paved patio.

#### HEATING

Gas fired central heating via combination boiler and radiators.

#### GLAZING

uPVC double glazing installed.

#### ENERGY EFFICIENCY

EPC rating C (70). 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	15 mbps
Superfast	59 mbps
Ultrafast	2000 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.





#### 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

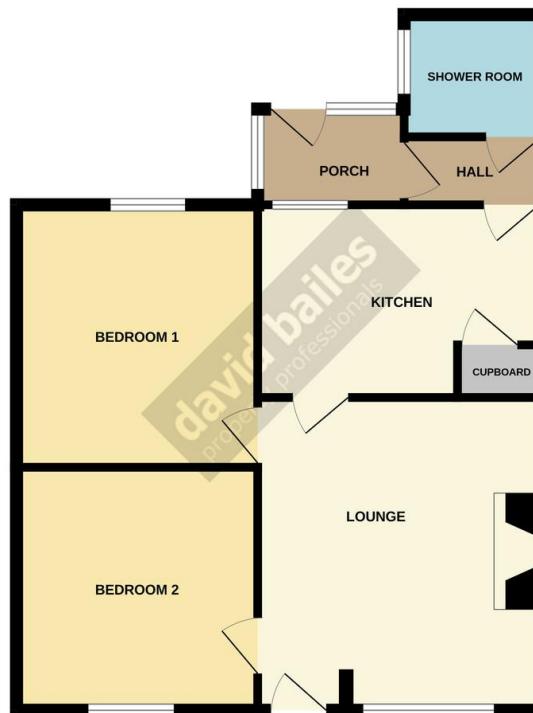
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GROUND FLOOR  
56.8 sq.m. (611 sq.ft.) approx.



TOTAL FLOOR AREA: 56.8 sq.m. (611 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 surveying system used does not show dimensions to an accuracy that can 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		
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 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

