



## School Terrace | South Moor | Stanley | DH9 7QN

Situated within a traditional mid-terrace setting, this three-bedroom home benefits from a substantial double rear extension, creating a deceptively spacious and versatile family property. The accommodation is warmed by gas combi central heating and further enhanced by full uPVC double glazing throughout. Internally, the property briefly comprises a long entrance hallway, a comfortable lounge featuring a focal fireplace, a separate dining room ideal for family living or entertaining, and an extended kitchen offering excellent additional space. To the first floor, there are three well-proportioned bedrooms alongside a family bathroom fitted with a white suite and a separate shower cubicle.

£73,000

- Three bedroom mid-terrace house
- Substantial double rear extension
- Deceptively spacious family accommodation
- Lounge with feature fireplace
- Separate dining room



## Property Description

### LOBBY

4' 9" x 3' 1" (1.46m x 0.95m) uPVC double glazed entrance door with matching window over, laminate flooring and a door to the hallway.

### HALLWAY

Single radiator, laminate flooring, staircase to the first floor and a door to the dining room.

### DINING ROOM

17' 0" x 12' 10" (5.20m x 3.92m) uPVC double glazed window, laminate flooring, single radiator, dado rail, under-stair storage cupboard, door to the kitchen and an opening to the lounge.

### LOUNGE

13' 6" x 11' 11" (4.12m x 3.64m) Feature fireplace with gas fire, marble surround and hearth, uPVC double glazed window, dado rail, single radiator and an open archway to the dining room.

### KITCHEN

12' 11" x 7' 2" (3.96m x 2.20m) Fitted with a range of wall and base units, complimentary work surfaces, tiled splash backs, plumbed for a washing machine, slot-in electric cooker, sink and drainer, single radiator, gas combi central heating boiler, laminate flooring, hard-wired smoke alarm, uPVC double glazed window and matching door to the rear yard.

### FIRST FLOOR

#### LANDING

Landing, loft access, hard-wired smoke alarm and doors to the bedrooms and bathroom.

#### BEDROOM 1 (TO THE REAR)

13' 3" x 10' 3" (4.04m x 3.13m) uPVC double glazed window, single radiator and coving.

#### BEDROOM 2 (TO THE FRONT)

12' 5" x 10' 5" (3.80m x 3.19m) uPVC double glazed window,

single radiator and coving.

#### BEDROOM 3 (TO THE FRONT)

13' 3" x 6' 5" (4.04m x 1.97m) uPVC double glazed window, single radiator, loft access hatch and coving.

#### BATHROOM

9' 11" x 7' 2" (3.03m x 2.19m) A spacious room with a panel bath and shower fitment over, fully tiled splash back walls, shower cubicle with electric shower over, pedestal wash basin, WC, radiator, uPVC double glazed window.

#### EXTERNAL

Modest forecourt patio to the front, 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 (63). 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

## 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	14 mbps
Super-fast	106 mbps
Ultra-fast	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 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 (75%), Vodafone (72%), EE (67%), Three (62%).

## SELECTIVE LICENCE

Please note that this property falls within the Local Authority Selective Licensing zone where a Landlord is required to register the property with the council every five years. Charges apply. Please visit [www.durham.gov.uk/selectivelicensing](http://www.durham.gov.uk/selectivelicensing) for further information.

## 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

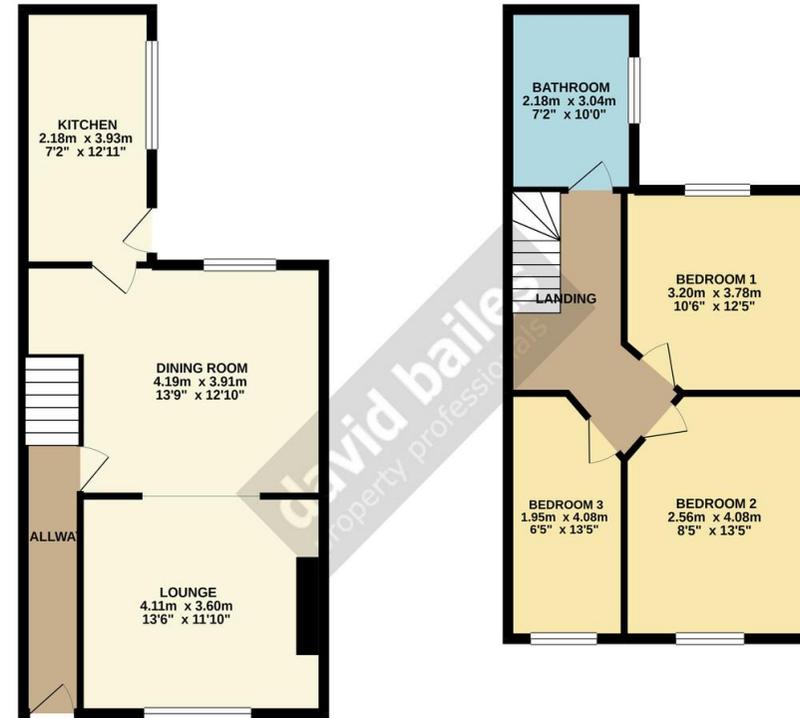
[www.davidbailes.co.uk](http://www.davidbailes.co.uk)

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GROUND FLOOR  
48.1 sq. m. (517 sq. ft.) approx.

1ST FLOOR  
45.2 sq. m. (486 sq. ft.) approx.



TOTAL FLOOR AREA: 93.3 sq. m. (1004 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		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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