



Newburn Road | Shield Row | Stanley | DH9 0EW

This fabulous three-bedroom semi-detached home has just completed an extensive refurbishment, creating a stylish and modern property that is truly ready for a new family to move straight into and enjoy. Occupying a pleasant cul-de-sac position, the property has been comprehensively upgraded throughout, including newly plastered walls, fresh decoration, new carpets, updated electrics, a brand-new heating system, and contemporary kitchen and bathroom installations. The result is a bright, comfortable and low-maintenance home finished to an excellent standard. Externally, the property benefits from off-road parking and a private rear garden, ideal for families and outdoor entertaining. Offered with freehold tenure and no upper chain, this home represents an ideal purchase for buyers seeking a smooth and straightforward move.

£139,950

- Fully refurbished three bedroom semi-detached home
- Tucked away within a quiet cul-de-sac position
- New plasterwork, carpets and full redecoration throughout
- Updated electrics and brand-new heating system
- Stylish new kitchen and modern bathroom suite



Property Description

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Early viewing is highly recommended. 360-degree and walk-through virtual tours are available. Freehold, Council Tax band A, EPC rating C (74).

HALLWAY

uPVC double glazed entrance door, stair to the first floor, double radiator, hard-wired smoke alarm and a door to the lounge.

LOUNGE

16' 1" x 11' 10" (4.91m x 3.62m) Wall mounted electric fire with remote control, uPVC double glazed French doors open to the rear garden, TV aerial point and cables, double radiator and a door to the kitchen/diner.

KITCHEN/DINER

19' 9" x 9' 8" (6.03m x 2.95m) A new kitchen, never been used. Fitted with a contemporary range of wall and base units finished in high gloss light grey with soft closing doors and drawers and complimentary laminate worktops and tiled

splash-backs. Integrated fan assisted electric oven/grill, inset gas hob with extractor canopy over. Integrated fridge and freezer, plumbed in washing machine and slimline dishwasher. Stainless steel sink with mixer tap, uPVC double glazed windows and matching side exit door, laminate flooring, double radiator, LED lighting, hard-wired smoke and heat detector and two storage cupboards (one with a useful shelf).

FIRST FLOOR

LANDING

Loft access hatch, uPVC double glazed window, hard-wired smoke alarm and door leading to the bedrooms and bathroom.

BEDROOM 1 (TO THE REAR)

10' 2" x 9' 3" (3.11m x 2.84m) uPVC double glazed window and a double radiator.

BEDROOM 2 (TO THE FRONT)

11' 1" x 10' 5" (3.38m x 3.19m) Storage cupboard, uPVC

double glazed window and a double radiator.

BEDROOM 3 (TO THE FRONT)

7' 3" x 8' 5" (2.21m x 2.58m) uPVC double glazed window and a double radiator.

BATHROOM

9' 3" (maximum) x 6' 8" (maximum) (2.82m x 2.05m) A new white suite featuring a panelled bath with thermostatic shower over, folding glazed screen and tiled splash-backs. Pedestal wash basin, WC, chrome towel radiator, LED spotlights, airing cupboard housing the gas combi central heating boiler and a uPVC frosted double glazed window.

EXTERNAL

TO THE FRONT

Block-paved driveway and lawn. Side gate and path leads to the rear.

TO THE REAR

A south facing garden with cold water supply tap, lights, paved patio, lawn, hard stand for placing a shed, enclosed by mature hedging and timber fencing.

PARKING

Block paved driveway providing off-street parking.

HEATING

A new gas fired central heating via combination boiler and all new radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating C (74). 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.

MINING

The property is located within a former mining area.

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
Super-fast	110 mbps
Ultra-fast	1000 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%).

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

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County Durham

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GROUND FLOOR
39.1 sq.m. (421 sq.ft.) approx.



1ST FLOOR
38.9 sq.m. (418 sq.ft.) approx.



TOTAL FLOOR AREA: 78.0 sq.m. (840 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		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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