



## Southfields | South Stanley | Co. Durham | DH9 7PF

Available with no upper chain, this well-presented two-bedroom semi-detached home is ideally suited to first-time buyers, downsizers or investors. The property benefits from a sensible and well-balanced layout, generous storage space, and off-street parking to the rear. The accommodation comprises an entrance hallway, a comfortable lounge opening into the dining room, and a separate fitted kitchen. To the first floor are two bedrooms and a modern shower room/WC. Externally, the property features a rear yard providing off-street parking, along with a brick-built external tool store offering excellent additional storage. Further benefits include gas combi central heating, uPVC double glazing, freehold tenure, Council Tax Band A, and an EPC rating D (63). 360-degree and walk-through virtual tours are available on our website.

£89,950

- Two bedroom semi-detached house
- Available with no upper chain
- Sensible and practical layout throughout
- Lounge opening into dining room
- Separate fitted kitchen



## Property Description

### HALLWAY

uPVC double glazed entrance door, matching side window, stairs to the first floor, double radiator, telephone point and a glazed door to the lounge.

### LOUNGE

12' 9" x 13' 7" (3.91m x 4.15m) Feature fire surround with electric fire on a marble hearth, dado rail, uPVC double glazed window, TV aerial cable, single radiator and an opening to the dining room.

### DINING ROOM

10' 0" x 9' 1" (3.07m x 2.77m) uPVC double glazed window, dado rail, single radiator, wall mounted central heating thermostat and a glazed door to the kitchen.

### KITCHEN

10' 0" x 7' 6" (3.07m x 2.30m) Fitted with a range of wall and base units with matching worktops and fully tiled walls. Space

for a gas cooker, space for a tall fridge/freezer, stainless steel sink with mixer tap, plumbed for a washing machine, under-stair storage cupboard, uPVC double glazed rear exit door with matching side window.

### FIRST FLOOR

#### LANDING

7' 1" x 6' 9" (2.18m x 2.07m) Loft access hatch, double radiator and doors to the bedrooms and shower room.

#### BEDROOM 1 (TO THE FRONT)

10' 0" x 16' 11" (3.07m x 5.18m) Over-stair storage cupboard, additional cupboard houses the gas combi central heating boiler, uPVC double glazed window and a single radiator.

#### BEDROOM 2 (TO THE REAR)

13' 0" x 9' 10" (3.98m x 3.02m) Fitted wardrobes, uPVC double glazed window and a single radiator.

### SHOWER ROOM/WC

5' 6" x 6' 9" (1.68m x 2.06m) A walk-in double shower tray with thermostatic shower and glazed screen. Pedestal wash basin, fully tiled walls, WC, uPVC double glazed window and a single radiator.

### EXTERNAL

#### TO THE FRONT

Lawn enclosed by timber fence.

#### TO THE REAR

Garden with block-paved driveway providing off-street parking. Detached brick tool shed/workshop with window, power and lighting. Cold water supply tap, shrubs and is enclosed by timber fencing and twin wrought iron gates.

### PARKING

Off-street parking available.

## 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 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	9 mbps
Super-fast	34 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%), Vodaphone (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

DH9 8AF

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GROUND FLOOR  
34.6 sq.m. (372 sq.ft.) approx.



1ST FLOOR  
35.1 sq.m. (378 sq.ft.) approx.



TOTAL FLOOR AREA: 69.7 sq.m. (751 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		72 C
55-68	D	63 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 and 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

