



## 6 New Durham Road

, Stanley, DH9 7UQ

Guide price £175,000

Moovd Online Property Auctions are pleased to offer For Sale via Option A – Unconditional Online Auction with a BUY IT NOW PRICE of £175,000 plus Auction Fees (£4,404 Inc VAT) this well presented six-bedroom mid terrace on New Durham Road, Annfield Plain.

The accommodation on offer has C1 use (UK planning law covers hotels, boarding houses, guest houses and hostels) and briefly comprises ground floor, entrance porch, hall with understairs WC, lounge with feature Bay window, dining room breakfast room and impressive fitted kitchen with utility room to rear. To first floor is a landing space with four bedrooms with four en-suites off each room. To the 2nd floor is a landing space, study and two further bedrooms both again benefiting from en-suite facilities. Externally is a front forecourt and rear yard.

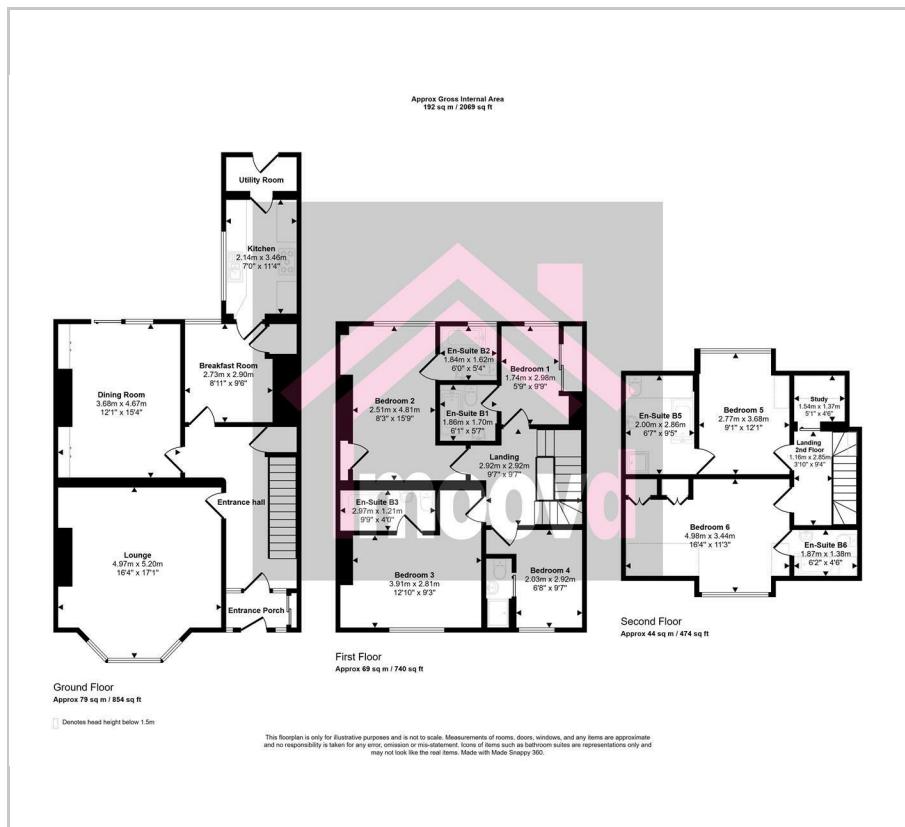
Located in a popular area of Annfield Plain with endless doorstep amenities and countryside walks, this location is perfect for a commuter, family or first-time buyer. The fantastic property offers huge potential and brief plans drawn by an architect, can be found within the Legal Pack.

The property would appeal to many, in particular investors or home occupiers and an internal viewing is considered essential to appreciate. Viewings are strictly by appointment only.

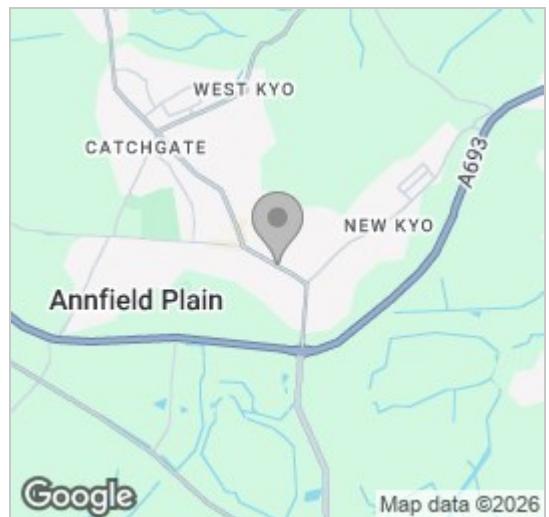
- Offered For Sale via Option A - Unconditional Online Auction Terms
- BUY IT NOW PRICE of £175,000 + Auction Fees (£4,404 Inc VAT)
- Six bedroom mid terrace
- C1 Use
- Perfect investment purchase or home
- INTERESTED? VIEW ME!



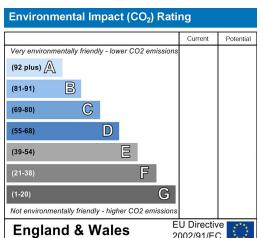
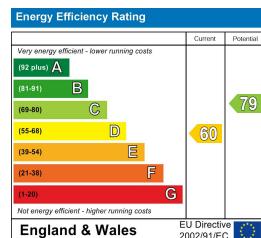
# Floor Plan



# Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.