



Fern Avenue | South Moor | Stanley | DH9 7QY

This beautifully appointed two bedroom end terraced house exceeds the typical dimensions of a terraced home, making it perfect for first-time buyers. Essential internal viewing is recommended. Features include a welcoming hallway, a lounge with a bay window, a dining room, and a contemporary kitchen extension and Karndean flooring. Upstairs includes two spacious double bedrooms, a bathroom, and a landing. There is a patio garden at the front and a private yard at the rear. The home benefits from gas combi central heating, complete uPVC double glazing, and is freehold. Council Tax band A. Energy Performance Certificate (EPC) rating D (64). Virtual tours are available on our website.

£77,500

- Beautifully appointed two-bedroom end terraced house.
- Larger than typical terraced homes, ideal for first-time buyers.
- Features Karndean flooring, hallway and a lounge with a bay window.
- Includes a dining room and a contemporary kitchen extension.
- Upstairs: two spacious double bedrooms and a well-appointed bathroom.



Property Description

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HALLWAY

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

LOUNGE

14' 9" x 11' 5" (4.52m x 3.50m) Feature Oak fire surround with marble inlay and hearth, inset electric fire, bay with uPVC double glazed windows, large under-stair storage cupboard, Karndean herringbone flooring, double radiator, coving, satellite TV cables and a large opening to the dining room.

DINING ROOM

6' 11" x 18' 8" (2.13m x 5.70m) uPVC double glazed French doors, feature panelled walls, double radiator, Karndean herringbone flooring, coving and an opening to the kitchen.

KITCHEN

14' 2" x 11' 3" (4.33m x 3.43m) A contemporary kitchen fitted with a range of wall and base units with contrasting butchers block style laminae worktops and tiled splash-backs. Integrated fan assisted electric oven/grill, five ring gas hob with stainless steel splash-back and extractor canopy over. Stainless steel sink with vegetable drainer and mixer tap, plumbed for a washing machine, space for a tumble dryer and

also for a fridge/freezer. Karndean herringbone flooring, double radiator, wall mounted gas combi central heating boiler, uPVC double glazed window and matching rear exit door.

FIRST FLOOR

LANDING

uPVC double glazed window, loft access hatch with pull-down ladder (partly boarded for storage and light), hard-wired smoke alarm and doors leading to the bedrooms and bathroom.

BEDROOM 1 (TO THE FRONT)

12' 8" (maximum) x 15' 4" (3.88m x 4.68m) Large alcove, uPVC double glazed window, double radiator and coving.

BEDROOM 2 (TO THE REAR)

9' 3" x 10' 9" (2.84m x 3.28m) uPVC double glazed window, double radiator and coving.

BATHROOM

5' 10" x 8' 3" (1.80m x 2.52m) A white suite featuring a panelled bath with thermostatic shower over and glazed screen. Pedestal wash basin, WC, chrome towel radiator, fully tiled walls and floor, uPVC double glazed frosted window, coving and wall cabinet.

EXTERNAL

TO THE FRONT

Enclosed patio garden.

TO THE REAR

Self-contained yard.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (64). 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, which is currently £1,621 P.A.

MINING

The property is located within a former mining area.

BROADBAND SPEEDS AVAILABLE

Average download speed of the fastest package currently available at this postcode is classed as ultra-fast 10,000Mb. Suitable for web & social, video calls, streaming and online

gaming. We would recommend contacting a supplier to get the most accurate and up to date data.

MOBILE PHONE COVERAGE

EE (Excellent), Vodafone (Excellent), Three (Excellent), O2 (Excellent)

VIEWINGS

We have created a virtual tour which can be viewed on our YouTube channel, our website, property portals and our social media accounts such as Facebook, Twitter and Instagram. 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

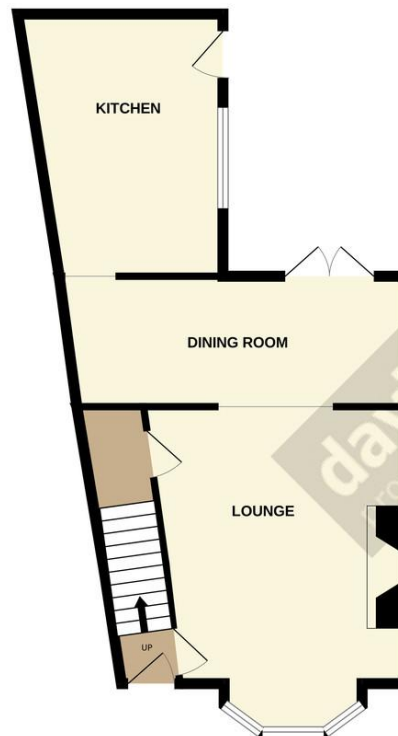
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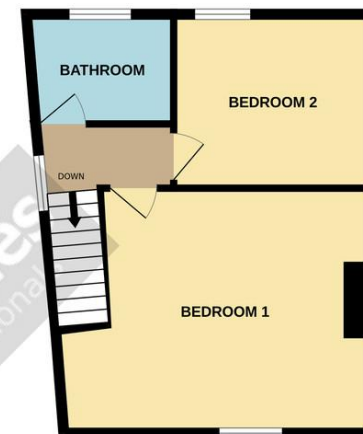
info@davidbailes.co.uk

01207231111

GROUND FLOOR
47.9 sq.m. (516 sq.ft.) approx.



1ST FLOOR
36.1 sq.m. (389 sq.ft.) approx.



TOTAL FLOOR AREA: 84.0 sq.m. (905 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		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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