



## Lees Street | Stanley | Co. Durham | DH9 0DA

Subject to a recent refurbishment and available with no upper chain this is a lovely example of a two bedroom terraced house located within a short walk of the town centre making it ideal for a first time buyer or as an investment opportunity. The accommodation comprises a lobby, lounge, kitchen/diner, first floor landing, two bedrooms and a shower room/WC. Yard to rear providing off-street parking. Gas combi central heating, uPVC double glazing, EPC rating D (75). Freehold, Council Tax band A. Virtual tours available on our website.

**£75,000**

- Stone-built terraced house.
- 2 bedrooms.
- No upper chain.
- Refurbished.
- Lounge plus kitchen/diner.



## Property Description

### LOBBY

uPVC entrance door with matching double glazed window over, door to the lounge.

### LOUNGE

14' 3" x 17' 3" (4.36m x 5.26m) Feature Adam style fire surround with marble inlay and hearth, electric fire. Stairs to the first floor, uPVC double glazed window, coving, TV cables, double radiator and a door leading to the kitchen/diner.

### KITCHEN/DINER

7' 8" x 17' 3" (2.36m x 5.26m) Fitted with a range of wall and base units with contrasting laminate worktops and tiled splash-backs. Integrated electric oven/grill, halogen hob with extractor canopy over, stainless steel sink with mixer tap, plumbed for a washing machine and space for additional appliances. uPVC double glazed windows, matching rear exit door, double radiator and space for a dining table.

### FIRST FLOOR

#### LANDING

Loft access hatch. Doors lead to the bedrooms and shower room.

#### BEDROOM 1 (TO THE FRONT)

14' 3" x 13' 6" (4.36m x 4.14m) Fitted wardrobe with sliding mirrored doors, additional cupboard housing the gas combi central heating boiler, uPVC double glazed window and a single radiator.

#### BEDROOM 2 (TO THE REAR)

8' 1" x 10' 1" (2.47m x 3.09m) uPVC double glazed window and a single radiator.

#### SHOWER ROOM/WC

3' 7" x 6' 7" (1.1m x 2.01m) A white suite featuring a corner glazed enclosure with electric shower, fully tiled walls, pedestal wash basin, WC, chrome towel radiator, tiled floor, uPVC

double glazed window and a wall cabinet.

#### EXTERNAL

Self-contained yard to the rear with twin gates providing off-street parking.

#### HEATING

Gas fired central heating via combination boiler and radiators.

#### GLAZING

uPVC double glazing installed.

#### ENERGY EFFICIENCY

EPC rating D (65). 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.

### BROADBAND SPEEDS

Average download speed of the fastest package currently available at this postcode is Ultrafast 1000 Mbps. Suitable for web & social, flawless video calls, 4K 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)

### 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 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. To arrange a viewing please contact the office.

### MAKING AN OFFER

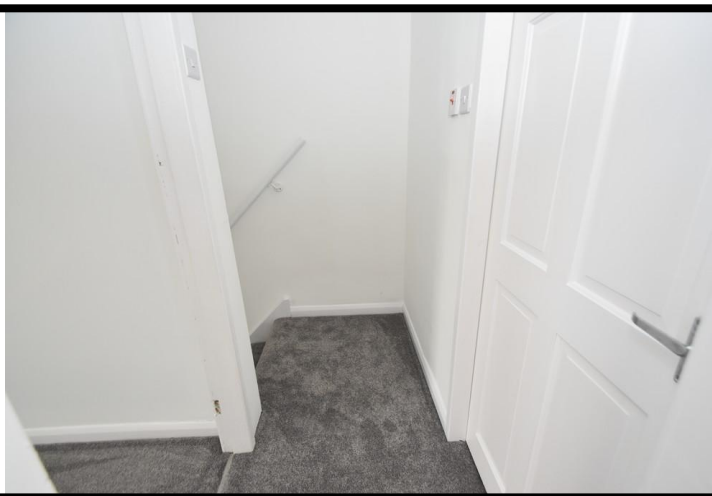
Please note that all offers will require financial verification including mortgage agreement in principle, proof of deposit funds, proof of available cash and full chain details including selling agents and solicitors down the chain. Under New Money Laundering Regulations we require proof of identification from all buyers before acceptance letters are sent and solicitors can be instructed.

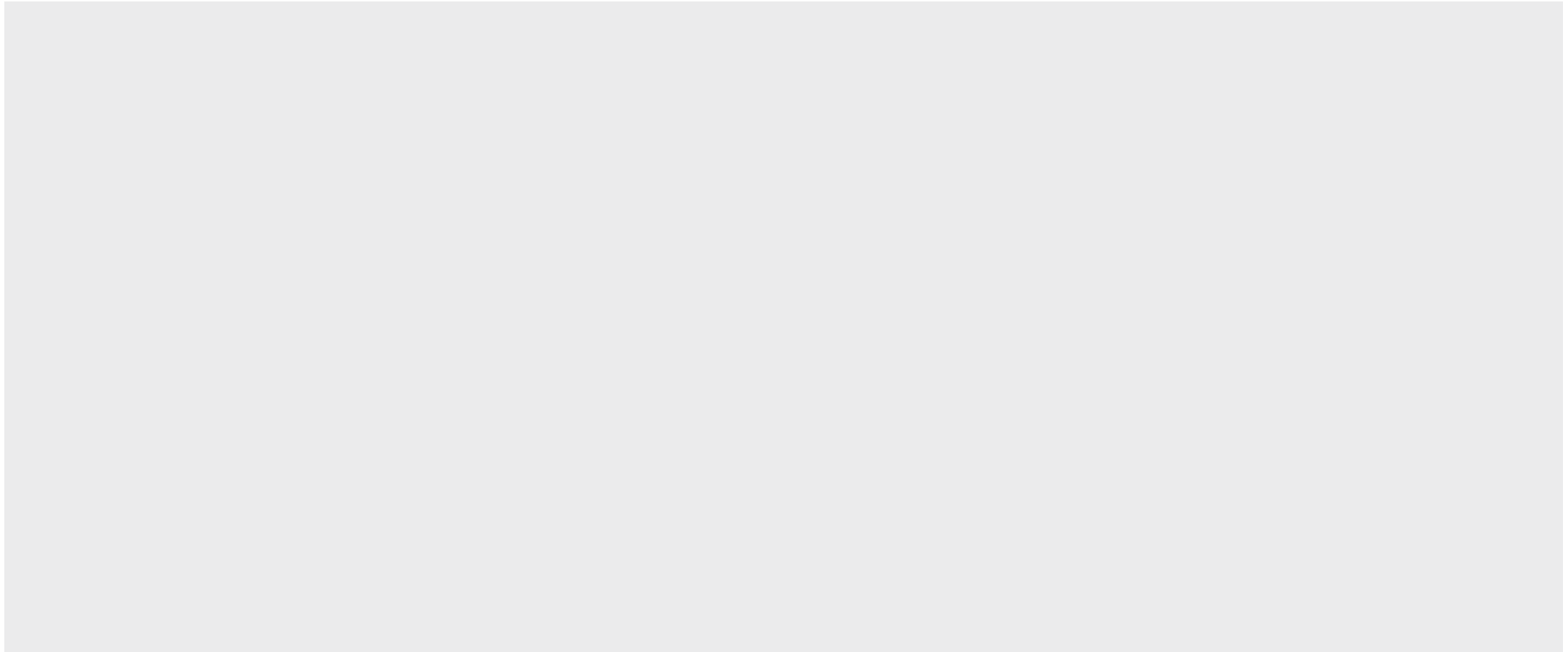
### MORTGAGE ADVICE

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

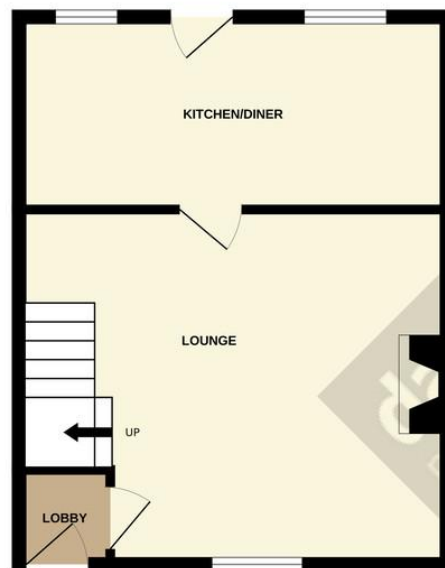
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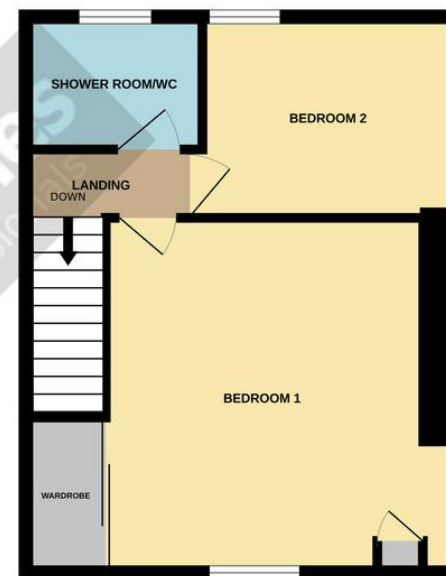
[info@davidbailes.co.uk](mailto:info@davidbailes.co.uk)

01207231111

GROUND FLOOR  
34.8 sq.m. (374 sq.ft.) approx.



1ST FLOOR  
34.8 sq.m. (375 sq.ft.) approx.



TOTAL FLOOR AREA: 69.6 sq.m. (749 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		84 B
69-80	C		
55-68	D	65 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



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