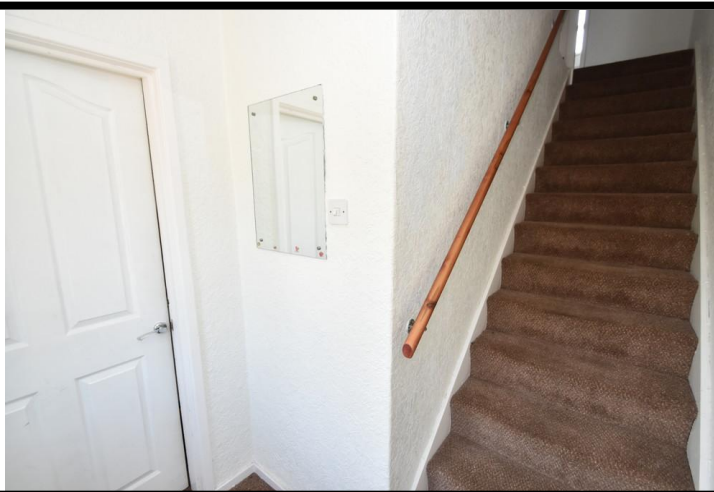


Cotswold Terrace | South Stanley | Co. Durham | DH9 6QH

This two-bedroom end-terraced house presents an excellent opportunity for investors or first-time buyers looking to personalise a property to their own taste. Offered with no onward chain, the home benefits from full uPVC double glazing, modern gas combi central heating, and has an EPC rating of D (56). The accommodation briefly comprises an entrance hallway, a comfortable lounge, and a spacious kitchen/diner. To the first floor, there is a landing, two generously proportioned double bedrooms, and a wet room-style shower room with WC. Externally, the property enjoys gardens to the front and rear. Freehold tenure. Council Tax band A. Virtual tours are available on our website.

£60,000

- Two-bedroom end-terraced house with great potential.
- Ideal for investors or first-time buyers to personalise.
- Available with no onward chain for a straightforward purchase.
- Full uPVC double glazing throughout.
- Modern gas combi central heating system.



Property Description

HALLWAY

3' 8" x 5' 11" (1.12m x 1.81m) uPVC double glazed entrance door with matching side window, stair to the first floor and a door to the lounge.

LOUNGE

11' 10" x 14' 3" (maximum) (3.62m x 4.36m) Feature wood fire surround with cast iron fireplace and marble hearth, inset living flame gas fire, uPVC double glazed window, TV aerial cables, telephone point, double radiator, wall lights and twin sliding door which open to the kitchen/diner.

KITCHEN/DINER

9' 10" x 17' 8" (3.00m x 5.40m) A good-sized room with ample room for a large dining table, fitted with wall and base units, laminate worktops, tiled splash-backs, slot-in cooker, sink, plumbed for a washing machine, under-stair storage cupboard, double radiator, twin uPVC double glazed windows and matching rear exit door.

FIRST FLOOR

LANDING

Loft access hatch with pull-down loft ladder (boarded for storage), doors lead to the bedrooms and shower room.

BEDROOM 1 (TO THE FRONT)

11' 1" x 14' 4" (3.38m x 4.38m) Large fitted wardrobe, uPVC double glazed window and a single radiator.

BEDROOM 2 (TO THE REAR)

10' 9" x 9' 3" (3.28m x 2.84m) Wall mounted gas combi central heating boiler, uPVC double glazed window and a single radiator.

SHOWER ROOM/WC

5' 5" x 7' 11" (1.66m x 2.43m) A wet room with thermostatic shower, curtain and rail. Fully tiled walls, pedestal wash basin, WC, chrome towel radiator, PVC panelled ceiling, two uPVC double glazed windows and a wall mounted extractor fan.

EXTERNAL

TO THE FRONT

Lawn garden, side path, enclosed by timber fence.

TO THE REAR

Paved patio, cold water supply tap, brick storage shed and enclosed by timber fence.

PARKING

On-street parking available.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (56). 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 broadband (estimated speeds)

Standard	27 mbps
Superfast	79 mbps
Ultrafast	1000 mbps

MOBILE PHONE COVERAGE

Provider	Voice	Data
EE	Likely	Likely
Three	Likely	Likely
O2	Likely	Likely
Vodafone	Likely	Likely

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

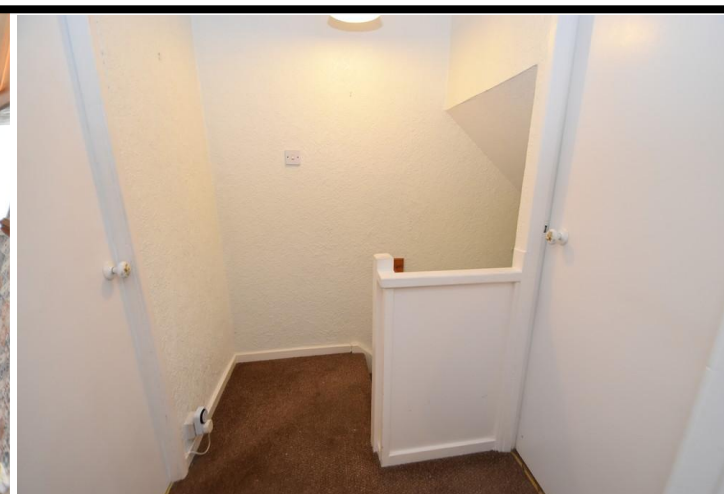
The property is located within a former mining area.

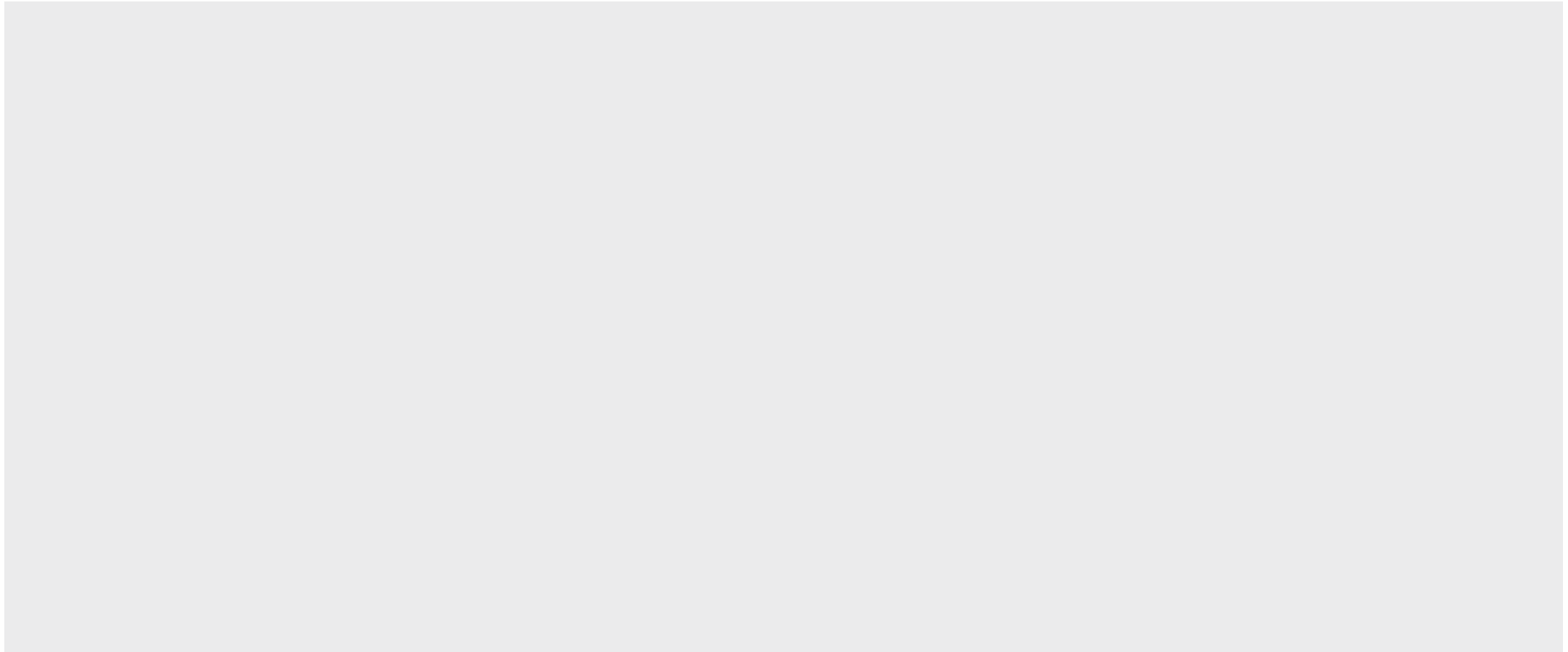
MORTGAGE ADVICE

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

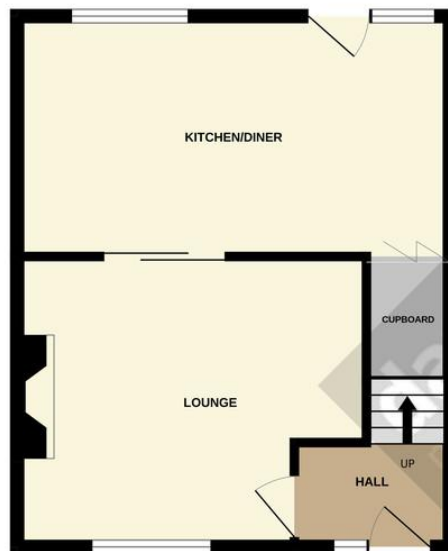
DH9 8AF

www.davidbailes.co.uk

info@davidbailes.co.uk

01207231111

GROUND FLOOR
35.2 sq.m. (379 sq.ft.) approx.



1ST FLOOR
35.4 sq.m. (381 sq.ft.) approx.



TOTAL FLOOR AREA: 70.6 sq.m. (760 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		69 C
55-68	D	56 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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