



## Spen Street | Stanley | Co. Durham | DH9 7NJ

This refurbished two-bedroom terraced home is offered for sale with no onward chain, making it an ideal choice for first-time buyers or a sound investment opportunity. Properties of this type are in high demand on the rental market, with an estimated rental income of around £600 per calendar month. Conveniently located close to a range of amenities and within walking distance of the town centre, the property offers well-presented accommodation comprising an entrance hallway, lounge, kitchen, first-floor landing, two bedrooms and a bathroom.

## Offers In Region Of £75,000

- Refurbished two-bedroom terraced home.
- No onward chain – ideal for first-time buyers or investors.
- Estimated rental income of approx. £600 PCM.
- Newly fitted kitchen and bathroom.
- New gas combi boiler, new kitchen roof, and hard-wired smoke alarms.



## Property Description

This refurbished two-bedroom terraced home is offered for sale with no onward chain, making it an ideal choice for first-time buyers or a sound investment opportunity. Properties of this type are in high demand on the rental market, with an estimated rental income of around £600 per calendar month.

Conveniently located close to a range of amenities and within walking distance of the town centre, the property offers well-presented accommodation comprising an entrance hallway, lounge, kitchen, first-floor landing, two bedrooms and a bathroom.

Externally, there is a generous self-contained yard to the rear with brick-built tool sheds. Recent improvements include a newly fitted kitchen and bathroom, a new gas combi boiler, a new roof to the kitchen, and the installation of hard-wired smoke alarms for added safety. Further benefits include uPVC double glazing, freehold tenure, Council Tax Band A, and an EPC rating of C (71). 360-degree and walk-through virtual

tours are available.

### HALLWAY

uPVC double glazed entrance door with matching window over, stairs to the first floor, single radiator and a door to the lounge.

### LOUNGE

15' 8" x 17' 0" (maximum) (4.80m x 5.20m) uPVC double glazed window, double radiator, double radiator, hard-wired smoke alarm, coving and a door leading to the kitchen.

### KITCHEN

5' 11" x 16' 9" (1.82m x 5.13m) A Howdens kitchen fitted in 2025 with a range of base units with contrasting laminate worktops and tiled splash-backs. Integrated fan assisted electric oven/grill, halogen hob with extractor canopy over. Stainless steel sink with mixer tap, plumbed for a washing machine, space for a fridge/freezer, two uPVC double glazed windows, matching rear exit door to yard, gas combi central

heating boiler, coving and a single radiator.

### FIRST FLOOR

#### LANDING

Hard-wired smoke alarm, doors lead to the bedrooms and bathroom.

#### BEDROOM 1 (TO THE FRONT)

9' 3" x 17' 0" (maximum) (2.83m x 5.20m) uPVC double glazed window, single radiator, loft access hatch and coving.

#### BEDROOM 2 (TO THE REAR)

6' 5" x 10' 7" (1.96m x 3.23m) uPVC double glazed window, double radiator and coving.

### BATHROOM

5' 9" x 5' 7" (1.76m x 1.71m) A newly installed white suite with black fittings featuring a panelled bath with thermostatic shower over, glazed screen, tiled splash-backs, pedestal wash



basin, WC, chrome towel radiator, uPVC double glazed frosted window, extractor fan and coving.

EXTERNAL

Large self-contained yard with brick-storage sheds, enclosed by wall with rear gate.

HEATING

Gas fired central heating via combination boiler (installed 2025) and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating C (71). 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.

Standard	16 mbps
Superfast	69 mbps
Ultrafast	10000 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.

O2 82%, Vodafone 74%, Three 62%, EE 78%

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.

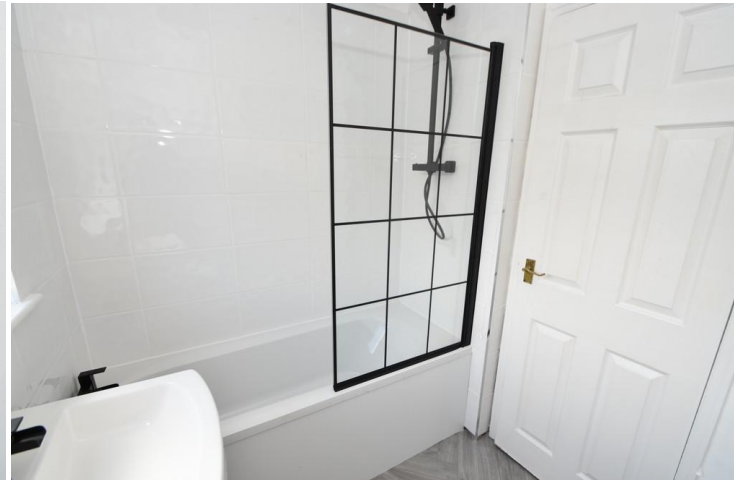
#### MORTGAGE ADVICE

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

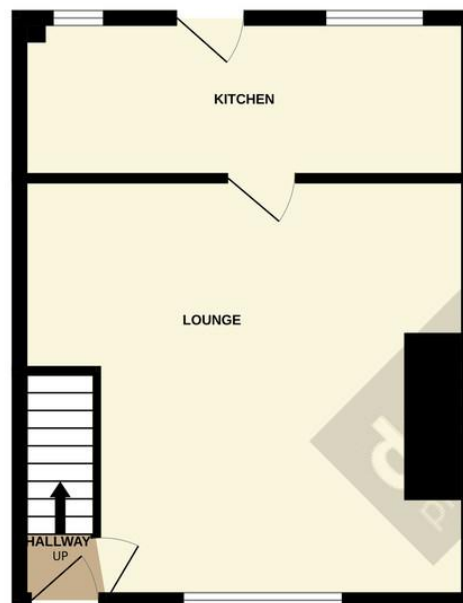
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01207231111

GROUND FLOOR  
32.6 sq.m. (351 sq.ft.) approx.



1ST FLOOR  
26.6 sq.m. (286 sq.ft.) approx.



TOTAL FLOOR AREA: 59.2 sq.m. (637 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		88 B
69-80	C	71 C	
55-68	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

