



## Eden Terrace | Oxhill | Stanley | DH9 7LL

A substantial three bedroom terraced house which is in need of some refurbishment and is available with no upper chain. The property has two reception rooms, a breakfasting kitchen, large bedrooms and a family bathroom plus a garage to the rear. Gas combi central heating, uPVC double glazing, EPC rating D (62), freehold, Council Tax band A. Virtual tours available on our website.

£65,000

- Substantial three-bedroom mid-terraced house
- In need of refurbishment and available with no upper chain
- Two generous reception rooms
- Spacious breakfasting kitchen
- Three large bedrooms



## Property Description

### HALLWAY

12' 7" x 6' 8" (3.86m x 2.04m) uPVC double glazed entrance door with matching windows above and to the side. Stairs to the first floor with storage cupboard beneath, single radiator and a glazed door to the breakfasting kitchen.

### BREAKFASTING KITCHEN

19' 11" x 6' 8" (6.09m x 2.04m) Fitted with a range of wall and base units with contrasting laminate worktops including a breakfast bar, tiled splash-backs. Slot-in gas cooker with extractor over, stainless steel sink with mixer tap, plumbed for a washing machine, space for a fridge/freezer, single radiator, uPVC double glazed window, matching rear exit door and sliding doors opening to the dining room with matching glazed side windows.

### DINING ROOM

11' 9" x 12' 8" (3.60m x 3.87m) Wall mounted gas fire, uPVC double glazed window, wall lights, double radiator, telephone

point, inset LED spotlights, dado rail and sliding glazed doors open to the lounge.

### LOUNGE

12' 7" x 12' 8" (3.86m x 3.87m) Feature dark wood fire surround with marble effect inlay and hearth, inset living flame gas fire, uPVC double glazed window, single radiator, inset spotlights and a telephone point.

### FIRST FLOOR

#### LANDING

Airing cupboard with shelves and loft access hatch. Single radiator, doors lead to the bedrooms and bathroom.

#### BEDROOM 1 (TO THE FRONT)

12' 6" x 11' 5" (maximum) (3.82m x 3.48m) uPVC double glazed window, double radiator and coving.

#### BEDROOM 2 (TO THE REAR)

12' 5" x 11' 2" (3.81m x 3.41m) uPVC double glazed window, double radiator, fitted wardrobes, additional storage cupboard.

#### BEDROOM 3 (TO THE FRONT)

9' 6" (maximum) x 8' 0" (maximum) (2.91m x 2.44m) uPVC double glazed window, single radiator, fitted wardrobe.

### BATHROOM

12' 4" x 6' 10" (maximum) (3.77m x 2.09m) A white suite featuring a panelled bath with tiled splash-backs, separate thermostatic mains shower, WC, pedestal wash basin, wall mounted gas combi central heating boiler, laminate flooring, uPVC double glazed window, double radiator and extractor fan.

### EXTERNAL

To the rear is a self-contained yard which also contains a detached brick-built single garage with up and over door, side windows and door.



### HEATING

Gas fired central heating via combination boiler and radiators.

### GLAZING

uPVC double glazing installed.

### ENERGY EFFICIENCY

EPC rating D (62). 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

### UTILITIES

The property is connected with a mains gas, water and electricity supply and is connected to the mains drainage.

### BROADBAND SPEEDS

Broadband (estimated speeds)

Standard	13 mbps
Superfast	72 mbps
Ultrafast	Not currently available

### 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 80%, Vodafone 71%, Three 62%, EE 68%

### 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

DH9 8AF

[www.davidbailes.co.uk](http://www.davidbailes.co.uk)

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

01207231111

GROUND FLOOR  
47.4 sq.m. (510 sq.ft.) approx.



1ST FLOOR  
46.8 sq.m. (504 sq.ft.) approx.



TOTAL FLOOR AREA: 94.2 sq.m. (1014 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.  
Made with Metropix ©2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	62 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



**rightmove**  
find your happy

