



Sycamore Terrace | New Kyo | Stanley | DH9 7TH

This two bedroom stone built terraced house will make a good project and has the benefit of a two storey rear extension. Available with no upper chain the property comprises a hallway, lounge, dining room, kitchen and large utility. To the first floor there is a landing, two bedrooms and a bathroom. To the rear is a self-contained yard. EPC rating E (52), freehold tenure, Council Tax band A. Virtual tours available on our website.

£39,000

- Terraced house
- 2 bedrooms.
- No upper chain
- 2 storey rear extension
- Work required



Property Description

HALLWAY

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

LOUNGE

14' 2" x 11' 6" (4.32m x 3.52m) Dark wood fire surround with marble inlay and hearth, gas fire incorporating a central heating Baxi back boiler, uPVC double glazed window, TV aerial points, coving and an opening to the dining room.

DINING ROOM

7' 1" x 15' 0" (2.18m x 4.58m) Under-stair storage cupboard, single radiator, single glazed window into the utility room and a large opening to the kitchen.

KITCHEN

7' 9" x 7' 10" (2.37m x 2.41m) Fitted with a range of wall and base units with laminate worktops. Free-standing electric cooker and a plumbed in washing machine. Stainless steel

sink, tiled floor, uPVC double glazed window, coving and a door leading to the utility room.

UTILITY ROOM

11' 1" x 6' 4" (3.39m x 1.94m) PVC panelled ceiling, free-standing fridge/freezer, uPVC double glazed window with matching rear exit door.

FIRST FLOOR

LANDING

Loft access hatch, coving and doors leading to the bedrooms and bathroom.

BEDROOM 1 (TO THE FRONT)

14' 2" x 11' 8" (4.34m x 3.56m) Fitted wardrobes, additional storage cupboard, uPVC double glazed window, single radiator and coving.

BEDROOM 2 (TO THE REAR)

7' 1" x 11' 8" (2.18m x 3.56m) Fitted wardrobes, uPVC double glazed window, single radiator, telephone extension and coving.

BATHROOM

7' 9" x 7' 10" (2.37m x 2.41m) Panelled enamelled bath with electric shower over, curtain and rail, fully tiled walls, pedestal wash basin, WC, airing cupboard housing the hot water tank, single radiator, uPVC double glazed window and coving.

EXTERNAL

TO THE REAR

Self-contained yard.

HEATING

Gas fired central heating via Baxi back boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating E (52). 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.

SELECTIVE LICENSING

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 for further information.

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.

Broadband (estimated speeds)

Standard	8 mbps
Superfast	80 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 webpage 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%), Vodaphone (71%), Three (62%) EE (68%)

PARKING

On-street parking available.

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

info@davidbailes.co.uk

01207231111

GROUND FLOOR
43.6 sq.m. (469 sq.ft.) approx.

1ST FLOOR
36.7 sq.m. (395 sq.ft.) approx.



TOTAL FLOOR AREA : 80.3 sq.m. (864 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		76 C
55-68	D		
39-54	E	52 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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