



## Coates Close | Stanley | Co. Durham | DH9 6XA

A well presented three bedroom mid terraced house which is available with no upper chain for added convenience. The accommodation has a good layout comprising of an entrance hallway, lounge/diner, kitchen, larger storage cupboard, rear lobby, ground floor WC, first floor landing, three bedrooms and a bathroom. Gardens to the front and rear. Gas combi central heating. uPVC double glazing, EPC rating C (73), freehold, Council Tax band A. Virtual tours including 360 degree available on our website.

## Offers Over £100,000

- Well presented three-bedroom mid-terraced house
- No upper chain – ideal for a smooth and speedy purchase
- Spacious layout with entrance hallway, lounge/diner, and kitchen
- Ground floor WC, rear lobby, and large storage cupboard
- Three bedrooms and a family bathroom to the first floor





## Property Description

### HALLWAY

6' 6" x 5' 11" (2.00m x 1.81m) uPVC double glazed entrance door with matching frosted side window, stairs to the first floor, laminate flooring, single radiator, telephone point and a door leading to the lounge/diner.

### LOUNGE/DINER

18' 4" x 14' 5" (maximum) (5.60m x 4.40m) Feature wall mounted electric fire, uPVC double glazed window, laminate flooring, double radiator, coving, TV aerial and cables and a door leading to the kitchen.

### KITCHEN

7' 9" x 14' 9" (2.37m x 4.50m) Fitted with a range of wall and base units with contrasting laminate worktops and tiled splash-backs. Integrated fan assisted electric oven/grills, four ring gas hob with extractor canopy over, sink with vegetable drainer and mixer tap, plumbed for a washing machine, space for an under-counter fridge/freezer, uPVC double glazed window,

kick-plate electric heater, large walk-in storage cupboard beneath the stairs and a door to the rear lobby.

### REAR LOBBY

5' 9" x 3' 3" (1.77m x 1.00m) PVC panelled walls and ceiling, wall light, single radiator, uPVC double glazed window, matching rear exit door and a door to the ground floor WC.

### WC

7' 4" x 2' 6" (2.26m x 0.77m) WC, wash basin with base storage, uPVC double glazed frosted window, chrome towel radiator and tiled splash-back.

### FIRST FLOOR

#### LANDING

10' 11" x 5' 10" (3.34m x 1.80m) Airing cupboard housing the gas combi central heating boiler. Loft access hatch, Positive Input Ventilation unit and doors to the bedrooms and bathroom.

### BEDROOM 1 (TO THE REAR)

13' 1" (maximum) x 10' 4" (minimum) (4.01m x 3.16m)

Laminate flooring, fitted wardrobe with sliding mirrored doors, uPVC double glazed window, single radiator and coving.

### BEDROOM 2 (TO THE FRONT)

12' 9" x 9' 4" (minimum) (3.91m x 2.87m) uPVC double glazed window, single radiator and coving.

### BEDROOM 3 (TO THE FRONT)

7' 7" x 8' 0" (2.33m x 2.45m) Laminate flooring, uPVC double glazed window, single radiator and coving.

### BATHROOM

7' 1" x 7' 0" (2.18m x 2.14m) Panelled bath with electric shower over, pedestal wash basin, WC, Panelled splash-backs, uPVC double glazed frosted window and a double radiator.

#### EXTERNAL

##### TO THE FRONT

South-facing lawn enclosed by garden fence and gate.

##### TO THE REAR

A low-maintenance patio garden with steps to gate, enclosed by timber fence.

##### PARKING

There are non-designated public parking bays to the rear.

##### HEATING

Gas fired central heating via combination boiler and radiators.

##### GLAZING

uPVC double glazing installed.

##### ENERGY EFFICIENCY

EPC rating C (73). Please speak to a member of staff for a

copy of the full Energy Performance Certificate.

##### UTILITIES

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

##### 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

##### MINING

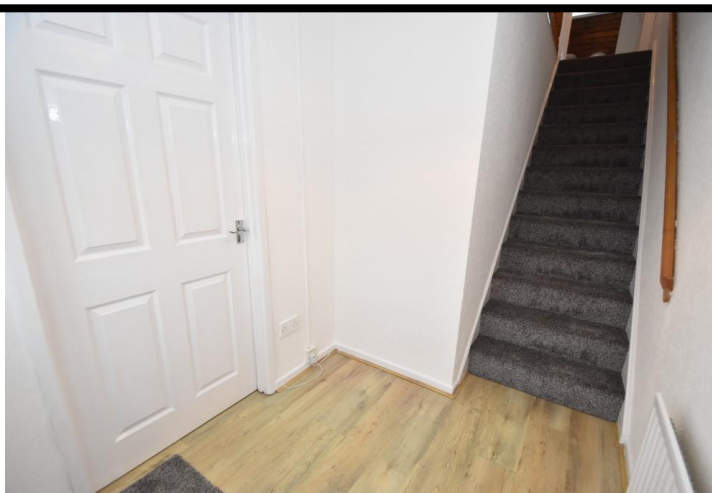
The property is located within a former mining area.

#### BROADBAND AVAILABLE 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	15 mbps
Superfast	55 mbps
Ultrafast	1000 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 (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.

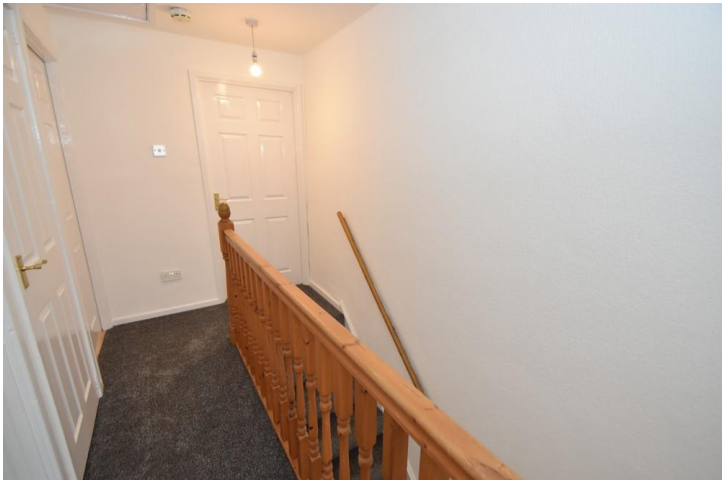
#### MORTGAGE ADVICE

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

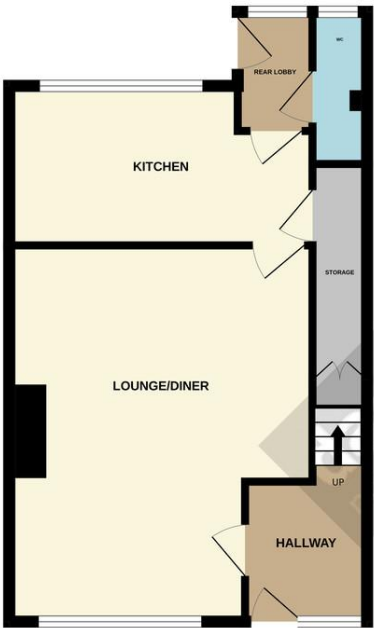
Strictly by appointment

Contact Details

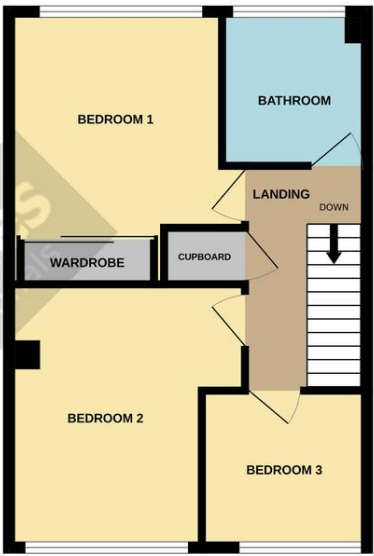
Anthony House  
Anthony Street  
Stanley  
County Durham  
DH9 8AF

www.davidbailes.co.uk  
info@davidbailes.co.uk  
01207231111

GROUND FLOOR  
43.7 sq.m. (470 sq.ft.) approx.



1ST FLOOR  
42.0 sq.m. (452 sq.ft.) approx.



TOTAL FLOOR AREA: 85.7 sq.m. (922 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		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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