

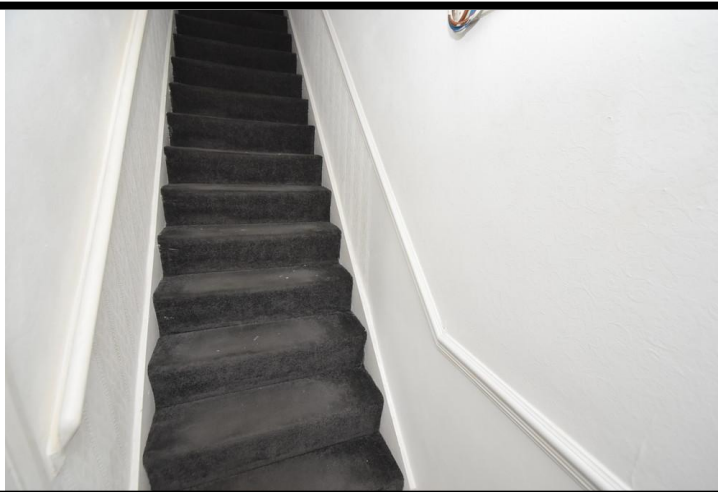


Mulberry Terrace | New Kyo | Stanley | DH9 7JH

A two bedroom terraced house requiring some upgrading and available with no upper chain making this an ideal project for a first time buyer or investor. The accommodation comprises a hallway, lounge, breakfasting kitchen, rear lobby, first floor landing, two bedrooms and a bathroom/WC. Self-contained yard to the rear. Gas combi central heating, uPVC double glazing, EPC rating D (64), freehold tenure, Council Tax band A. 360 degree and walk-through tours are available on our website.

£55,000

- Mid terraced house
- 2 bedrooms.
- No upper chain
- Gas combi central heating
- Lounge plus breakfasting kitchen



Property Description

HALLWAY

uPVC double glazed entrance door, stairs to the first floor, laminate flooring, coving and a door to the lounge.

LOUNGE

15' 11" x 11' 3" (4.87m x 3.43m) Feature fireplace with marble inlay, hearth and electric fire. uPVC double glazed window, under-stair storage cupboard, dado rail, wall lights, double radiator, TV aerial point, telephone point, coving and a door to the breakfasting kitchen.

BREAKFASTING KITCHEN

7' 1" x 14' 9" (2.17m x 4.50m) Fitted with a range of wall and base units with contrasting laminate worktops, upturns and tiled splash-backs. Integrated fan assisted electric oven/grill, four ring gas hob with extractor over, stainless steel sink with vegetable drainer and mixer tap, plumbed for a washing machine, space for a fridge/freezer, room for a small breakfast table, laminate flooring, uPVC double glazed window, dado

rail, double radiator and a door to the rear porch.

REAR PORCH

4' 7" x 6' 2" (1.40m x 1.90m) A large porch with space for additional appliances, single radiator, laminate flooring, uPVC double glazed windows and matching rear exit door.

FIRST FLOOR

LANDING

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

BEDROOM 1 (TO THE FRONT)

11' 9" x 11' 4" (3.60m x 3.46m) Storage cupboard, uPVC double glazed window, single radiator, telephone point and coving.

BEDROOM 2 (TO THE REAR)

11' 2" x 6' 6" (3.42m x 2.00m) Cupboard housing a gas combi

central heating boiler, uPVC double glazed window, single radiator and coving.

BATHROOM

5' 10" x 6' 4" (1.80m x 1.94m) A white suite featuring a panelled bath with shower fitment, curtain and rail. PVC panelled splash-backs, pedestal wash basin, WC, tiled walls, uPVC double glazed frosted window, single radiator, ceiling extractor fan and coving.

EXTERNAL

Self-contained yard to the rear with cold water supply tap.

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 (64). 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.

SELECTIVE LICENCE

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	10 mbps
Superfast	75 mbps
Ultrafast	10000 mbps

MOBILE PHONE COVERAGE

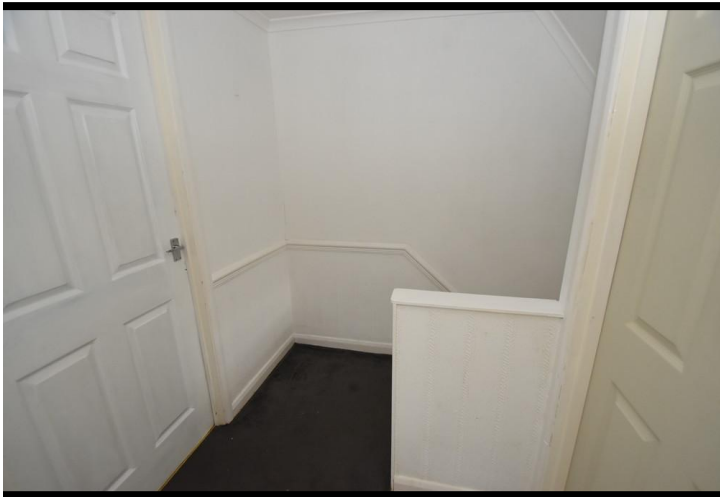
According to Ofcom based on customers' experience in the DH9 area, below shows the chance of being able to stream video, make a video call, or quickly download a webpage with images to your phone when you have coverage. It's the likelihood of you being able to get this performance within the postal district depending on the network you are using. Performance scores should be considered as a guide since there can be local variations.

O2 (80%), Vodafone (71%), EE (68%), Three (62%)

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

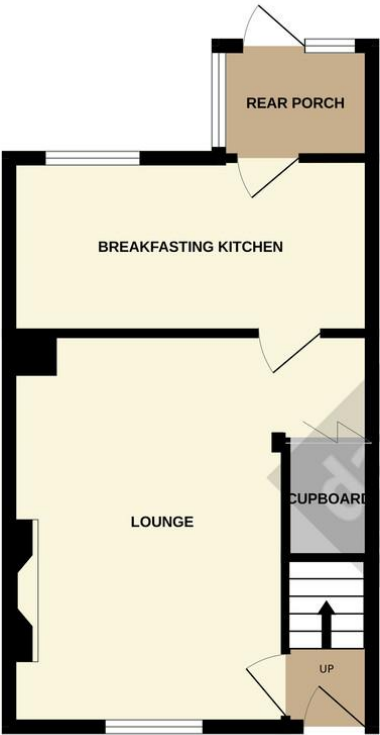
Strictly by appointment

Contact Details

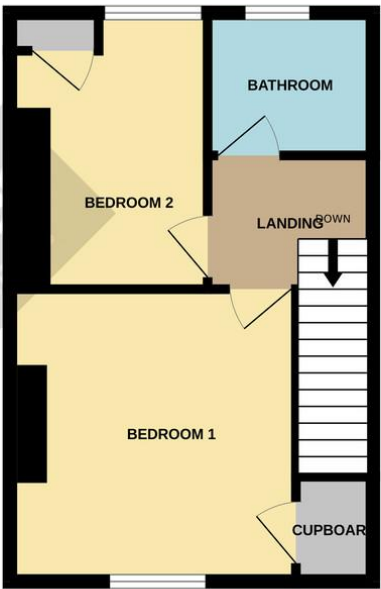
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GROUND FLOOR
33.5 sq.m. (361 sq.ft.) approx.



1ST FLOOR
30.1 sq.m. (324 sq.ft.) approx.



TOTAL FLOOR AREA : 63.7 sq.m. (685 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		
55-68	D	64 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

