



Manor Road | Shield Row | Stanley | DH9 0EB

Ideal for first-time buyers, investors or those looking to downsize, this charming two-bedroom end-terraced bungalow is offered with no upper chain. The property features a welcoming porch, lounge, fitted kitchen, useful utility room, and a modern shower room/WC, while outside there is a lovely garden providing space to relax. Further benefits include gas combi central heating, uPVC double glazing, EPC rating D (62), freehold tenure, and Council Tax band A. Virtual tours available on our website – viewing highly recommended!

£65,000

- Two-bedroom end-terraced bungalow
- No upper chain – ready to move straight in
- Garden and yard
- Lounge
- Contemporary shower room/WC



Property Description

ENTRANCE PORCH

3' 8" x 10' 0" (1.13m x 3.06m) uPVC double glazed entrance door, matching windows, tiled floor, wall light and a uPVC double glazed door to the lounge.

LOUNGE

12' 7" x 14' 0" (3.84m x 4.29m) Wood fire surround with tiled inlay and hearth, gas fire, uPVC double glazed window, double radiator, wood panelled walls to dado rail, picture rail, coving, TV aerial able, telephone point and doors leading to the bedrooms, utility and doorway to the kitchen.

KITCHEN

11' 6" x 5' 0" (3.51m x 1.53m) Fitted with a range of wall and base units, contrasting laminate worktops, matching upturns and tiled splash-backs. Integrated electric oven/grill, four ring gas hob, stainless steel sink with mixer tap, two uPVC double glaze windows and a single radiator.

BEDROOM 1 (TO THE FRONT)

12' 1" x 10' 11" (3.70m x 3.33m) uPVC double glazed windows, matching exit door to the garden, double radiator, picture rail, coving and a telephone extension.

BEDROOM 2 (TO THE FRONT)

12' 1" x 8' 2" (3.70m x 2.50m) uPVC double glazed window, loft access hatch, double radiator, picture rail and coving.

UTILITY ROOM (TO THE REAR)

6' 10" x 5' 4" (maximum) (2.10m x 1.64m) Laminate worktop, uPVC double glazed window, plumbed for a washing machine, space for a tumble dryer, wall mounted Baxi gas combi central heating boiler, panelled walls and an opening with curtain to the shower room/WC.

SHOWER ROOM/WC

6' 8" x 5' 4" (2.05m x 1.64m) A contemporary suite featuring a glaze cubicle with glaze screen and thermostatic shower, tiled splash-back, wash basin with base storage and WC. Panelled

walls, uPVC double glazed frosted window and a white towel radiator.

EXTERNAL

TO THE FRONT

A secluded garden with shrubs and plants, enclosed by timber fence. Side path to the rear.

TO THE REAR

Paved patio enclosed by brick wall.

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.

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 A.

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 17 mbps

Superfast 228 mbps

Ultrafast - Not currently available

MOBILE PHONE AVAILABILITY

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%), 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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Anthony Street

Stanley

County Durham

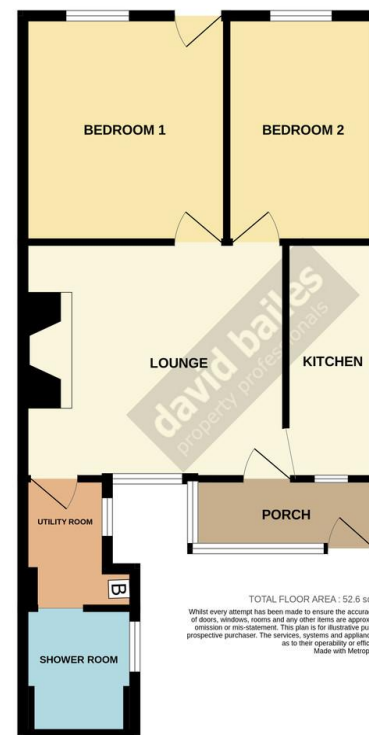
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GROUND FLOOR
52.6 sq.m. (566 sq.ft.) approx.



TOTAL FLOOR AREA: 52.6 sq.m. (566 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 12/2025

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



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