



James Street | Annfield Plain | Stanley | DH9 7SL

£55,000

A two-bedroom stone-built terraced house featuring a double-storey rear extension, available with no upper chain. An excellent opportunity for investors or buyers seeking a property to modernise and add value. The accommodation includes an entrance lobby, hallway, lounge, dining room, and kitchen. To the first floor there is a landing, two bedrooms, and a bathroom. Externally, there is a self-contained yard to the rear. Additional benefits include gas combi central heating, uPVC double glazing, EPC rating D (65) and Council Tax Band A. Virtual tours available on our website.

- Two-bedroom stone-built terraced house
- Double-storey rear extension providing extra space
- Available with no upper chain
- Ideal for investors or those seeking a project
- Two reception rooms plus kitchen



Property Description

LOBBY

4' 10" x 3' 1" (1.48m x 0.96m) Composite double glazed entrance door with uPVC double glazed window over, glazed door to the hallway.

HALLWAY

Feature arch with sculpted corbels, stairs to the first floor with turned newel post, coving, single radiator, telephone point and glazed doors lead to the lounge and dining room.

LOUNGE

11' 1" x 14' 4" (3.40m x 4.38m) Feature fireplace with gas fire, uPVC double glazed window, double radiator, picture rail, cupboard to alcove and TV aerial cable.

DINING ROOM

11' 1" x 14' 0" (3.40m x 4.28m) Living flame gas fire, under-stair storage cupboard, uPVC double glazed window, double radiator, coving and a door to the kitchen.

KITCHEN

9' 9" x 7' 4" (2.98m x 2.24m) Fitted with a range of wall and base units with contrasting laminate worktops and tiled splash-backs. Slot-in double oven/grill with extractor canopy over with stainless steel splash-back. Stainless steel sink with mixer tap, plumbed for a washing machine, concealed gas combi central heating boiler, space for a fridge/freezer, double radiator, additional wall extractor fan, uPVC double glazed window and matching rear exit door to yard.

FIRST FLOOR

HALF LANDING

Door to the bathroom and stairs to the main landing.

BATHROOM

9' 7" x 7' 4" (2.93m x 2.24m) A white suite featuring a panelled bath, separate glazed cubicle with electric shower, PVC panelled walls and ceiling, pedestal wash basin, WC, single radiator, extractor fan and a uPVC double glazed frosted

window.

MAIN LANDING

Storage cupboard, loft access hatch, coving and doors leading to the bedrooms.

BEDROOM 1 (TO THE FRONT)

11' 8" x 17' 10" (3.57m x 5.44m) uPVC double glazed window, double radiator and coving.

BEDROOM 2 (TO THE REAR)

10' 9" x 11' 5" (3.30m x 3.48m) Fitted sliding wardrobe, uPVC double glazed window, double radiator and coving.

EXTERNAL

Self-contained yard to the rear with storage shed.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (65). 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.

MINING

The property is located within a former mining area.

TENURE

We understand that the property is freehold. We would recommend that any purchaser has this confirmed by their legal advisor. Please note that the property has not been registered with the Land Registry.

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	4 mbps
Superfast	66 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 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 %), Vodaphone (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
40.5 sq.m. (435 sq.ft.) approx.



1ST FLOOR
41.4 sq.m. (445 sq.ft.) approx.



TOTAL FLOOR AREA: 81.8 sq.m. (881 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	65 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

