

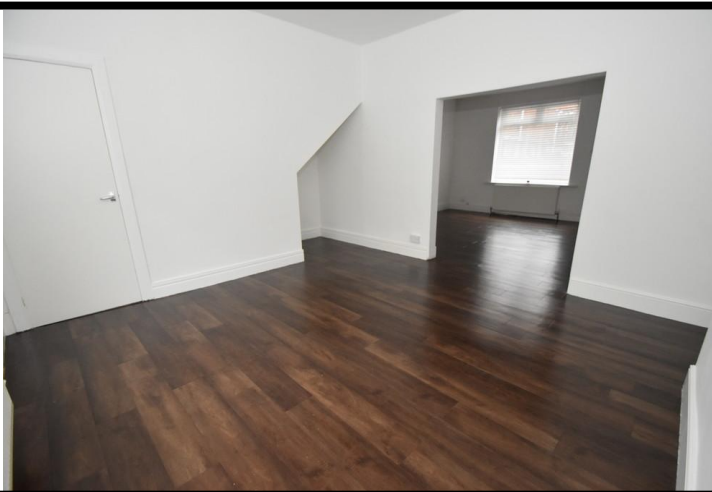


## Surtees Terrace | Craghead | Stanley | DH9 6EA

This deceptively spacious three-bedroom terraced house has undergone a comprehensive refurbishment, offering a fresh and modern interior throughout. The home benefits from a brand-new fitted kitchen, a new bathroom suite, new carpets and floor coverings, and full redecoration in neutral tones. The accommodation comprises a welcoming hallway, lounge, large dining room, and a modern kitchen leading to a rear hallway and ground floor bathroom. To the first floor there are three generous bedrooms. Externally there is a garden to the front and an enclosed yard to the rear. Further benefits include gas combi central heating, uPVC double glazing, EPC rating C (69), freehold tenure, and Council Tax Band A. Located within easy reach of local shops, schools, and transport links to Stanley, Chester-le-Street, and Durham.

£85,000

- Refurbished throughout
- Mid-terraced house with 3 bedrooms
- Brand new modern kitchen
- New bathroom suite
- Fresh décor and new carpets



## Property Description

Recently refurbished three-bedroom terraced home with new kitchen, bathroom, and full redecoration throughout. Ideal for first-time buyers or investors, offered with no upper chain and ready to move straight into.

### HALLWAY

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

### LOUNGE

12' 11" x 13' 7" (3.96m x 4.16m) Laminate flooring, under-stair storage cupboard, uPVC double glazed window, double radiator, TV cables, telephone point and a large opening to the dining room.

### DINING ROOM

14' 2" x 16' 2" (4.34m x 4.93m) Laminate flooring, storage cupboard, uPVC double glazed window, double radiator, telephone point and a door leading to the kitchen.

### KITCHEN

11' 0" x 6' 6" (3.36m x 2.00m) A newly installed kitchen fitted with a range of wall and base units with laminate worktops and tiled splash-backs. Integrated electric oven/grill, five ring gas hob, stainless steel splash-back and extractor canopy over, wall mounted gas combi central heating boiler housed in a cupboard, stainless steel double sink with mixer tap, plumbed for a washing machine, tiled floor, uPVC double glazed window and a doorway to the rear lobby.

### REAR LOBBY

uPVC double glazed rear exit door laminate flooring and a door leading to the bathroom.

### BATHROOM

8' 11" x 6' 6" (2.74m x 2.00m) White suite with panelled bath with thermostatic shower over, glazed screen and PVC panelled walls and ceiling with LED spotlights. Wash basin with base storage, WC, extractor fan, laminate flooring, uPVC double glazed window and a double radiator.

### FIRST FLOOR

#### LANDING

Loft access hatch, positive input ventilation system and doors leading to the bedrooms.

#### BEDROOM 1 (TO THE FRONT)

13' 3" x 17' 4" (maximum) (4.04m x 5.29m) uPVC double glazed window, storage cupboard and a single radiator.

#### BEDROOM 2 (TO THE REAR)

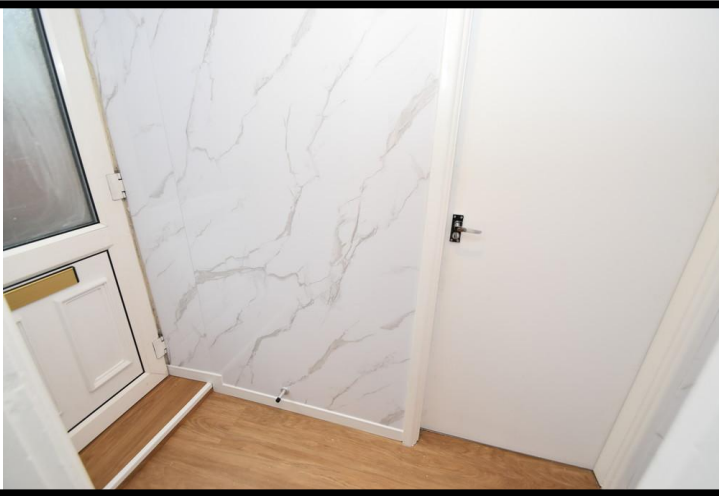
14' 1" x 8' 10" (4.31m x 2.70m) uPVC double glazed window and a single radiator.

#### BEDROOM 3 (TO THE REAR)

10' 5" x 8' 0" (3.18m x 2.44m) uPVC double glazed window and a single radiator.



|                                                                                                             |                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                              |
|-------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| EXTERNAL                                                                                                    | electricity supply and is connected to the mains drainage.                                                                                              | MOBILE PHONE COVERAGE                                                                                                                                                                                                                                                                                                                                        |
| TO THE FRONT                                                                                                | TENURE                                                                                                                                                  | 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. |
| Garden endosed by timber fence.                                                                             | We understand that the property is freehold. We would recommend that any purchaser has this confirmed by their legal advisor.                           | Performance scores should be considered as a guide since there can be local variations.                                                                                                                                                                                                                                                                      |
| TO THE REAR                                                                                                 | COUNCIL TAX                                                                                                                                             | O2 (80%), Vodaphone (71%), EE (68%), Three (62%).                                                                                                                                                                                                                                                                                                            |
| Self-contained yard.                                                                                        | The property is in Council Tax band A.                                                                                                                  | MINING                                                                                                                                                                                                                                                                                                                                                       |
| HEATING                                                                                                     | BROADBAND SPEEDS                                                                                                                                        | The property is located within a former mining area.                                                                                                                                                                                                                                                                                                         |
| Gas fired central heating via combination boiler and radiators.                                             | 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. | VIEWINGS                                                                                                                                                                                                                                                                                                                                                     |
| GLAZING                                                                                                     | Broadband (estimated speeds)                                                                                                                            | 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                                                                                                                      |
| uPVC double glazing installed.                                                                              | Standard 4 mbps                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                              |
| ENERGY EFFICIENCY                                                                                           | Superfast 48 mbps                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                              |
| EPC rating C (69). Please speak to a member of staff for a copy of the full Energy Performance Certificate. | Ultrafast 10000 mbps                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                              |
| UTILITIES                                                                                                   |                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                              |
| The property is connected with a mains gas, water and                                                       |                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                              |





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](http://www.davidbailes.co.uk)

[info@davidbailes.co.uk](mailto:info@davidbailes.co.uk)

01207231111

GROUND FLOOR  
54.1 sq.m. (583 sq.ft.) approx.

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



TOTAL FLOOR AREA: 96.2 sq.m. (1035 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             | 69 C    | 78 C      |
| 55-68 | 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

