

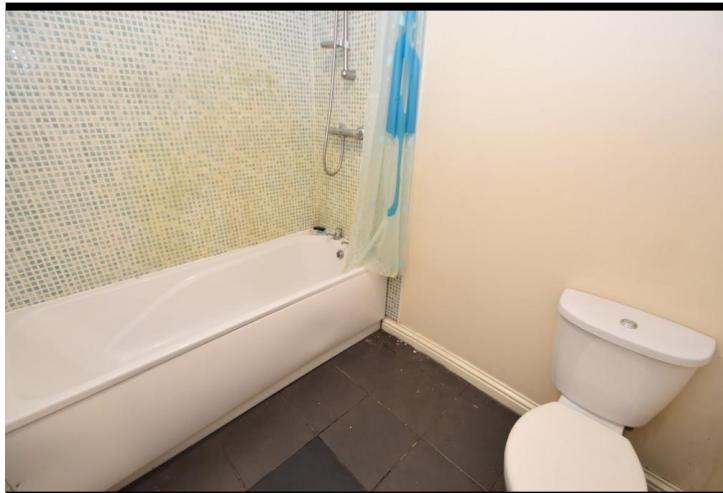


## Station Road | Stanley | Co. Durham | DH9 0JP

This spacious split-level maisonette offers generous accommodation across two floors and is ideally suited to first-time buyers or investors. The layout includes a communal entrance into a private hallway, three well-proportioned bedrooms and a modern bathroom. Stairs lead to an impressive lower-ground open-plan kitchen/diner set on an elevated level, with steps down to a large lounge creating an attractive split-level design. There is also a rear hallway with a useful WC. Externally there are communal parking spaces to the front and rear. Further benefits include gas combi central heating installed in 2023, uPVC double glazing, and a 125-year lease from 1 October 2009. Ground rent is £100 per year, and the property is included within a block buildings insurance policy.

**Offers In Region Of £89,950**

- Deceptively spacious three-bedroom ground floor maisonette
- Arranged over two levels with an impressive split-level layout
- Open-plan kitchen/diner with steps down to a large lounge
- Three well-proportioned bedrooms and a modern bathroom
- Additional WC located on the lower ground floor



## Property Description

### COMMUNAL HALLWAY

uPVC entrance door to communal hallway leads to the residence entrance door.

### HALLWAY

9' 0" x 8' 11" (2.75m x 2.72m) Entrance door to flat. Single radiator, storage cupboard, coving, stairs lead down to the kitchen and living areas and there are door leading off the hallway to the bedrooms and bathroom.

### BEDROOM 1 (TO THE FRONT)

14' 9" x 10' 1" (4.52m x 3.09m) uPVC double glazed bay window, cupboard housing the gas combi central heating boiler, double radiator and coving.

### BEDROOM 2 (TO THE REAR)

9' 6" x 12' 8" (2.92m x 3.88m) uPVC double glazed window, double radiator, coving and a door leading to a WC en-suite.

### EN-SUITE

5' 6" x 3' 1" (1.70m x 0.96m) WC, pedestal wash basin, laminate flooring, tiled splash-backs, chrome towel radiator and an extractor.

### BEDROOM 3 (TO THE FRONT)

12' 6" x 5' 8" (3.82m x 1.74m) uPVC double glazed window, single radiator and coving.

### BATHROOM

5' 9" x 7' 3" (1.77m x 2.23m) A white suite featuring a panelled bath with thermostatic shower over, curtain and rail, tiled splash-back, WC, pedestal wash basin, single column radiator, extractor fan, tiled floor and coving.

### LOWER GROUND FLOOR

### KITCHEN/DINER AREA

13' 2" x 19' 8" (4.03m x 6.00m) Fitted with a range of wall and base units with contrasting laminate worktops and tiled splash-

backs. Tiled floor, integrated fan assisted electric oven/grill, four ring gas hob with extractor fan over, plumbed for a washing machine double radiator, coving and stairs down to the main living area.

### LOUNGE

18' 0" (maximum) x 19' 8" (5.50m x 6.00m) Laminate flooring, double radiator, coving, hard-wired smoke alarm and a door leading to the rear hallway.

### REAR HALLWAY

uPVC double glazed rear exit door, part laminate flooring, single radiator, coving and a door to the WC.

### WC

4' 2" x 4' 7" (1.28m x 1.42m) Laminate flooring, WC, pedestal wash basin, towel radiator, uPVC double glazed window and coving.

#### EXTERNAL

To the rear is a large shared yard.

#### HEATING

Gas fired central heating via combination boiler and radiators. The boiler was installed in 2023 with a warranty running until 2028.

#### GLAZING

uPVC double glazing installed.

#### ENERGY EFFICIENCY

EPC rating C (74). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

#### TENURE, GROUND RENT & INSURANCE

Leasehold – 125 years from 1 October 2009. The ground rent is currently £100 per annum. There is a combined buildings insurance policy for the three flats in the block which in 2025 was £142.20 per flat.

#### COUNCIL TAX

The property is in Council Tax band A.

#### PARKING

There are public parking spaces to the front and rear of the property.

#### 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.

#### BROADBAND SPEEDS AVAILABLE

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.

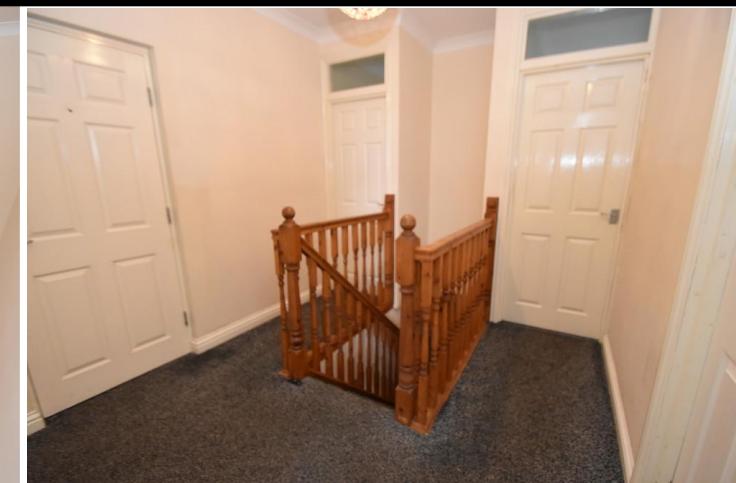
#### Broadband (estimated speeds)

Standard	17 mbps
Superfast	51 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 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

Leasehold

## Council Tax Band

A

## Viewing Arrangements

Strictly by appointment

## Contact Details

Anthony House

Anthony Street

Stanley

County Durham

DH9 8AF

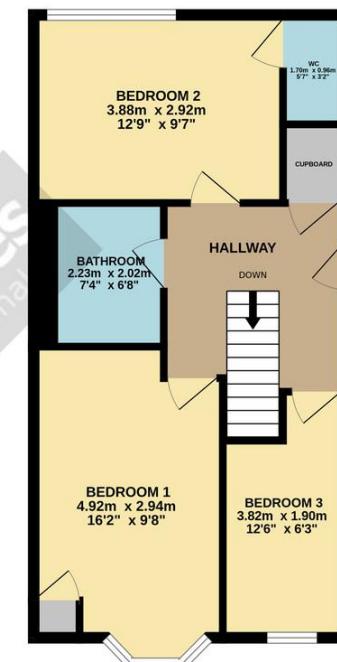
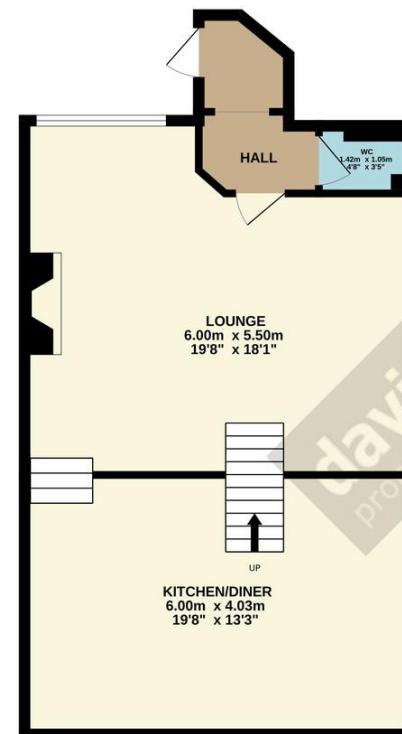
[www.davidbailes.co.uk](http://www.davidbailes.co.uk)

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

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GROUND FLOOR  
58.0 sq.m. (625 sq.ft) approx.

1ST FLOOR  
46.6 sq.m. (502 sq.ft) approx.



TOTAL FLOOR AREA : 104.7 sq.m. (1127 sq.ft) approx.  
Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, radiators 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 working order can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 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 are 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

