



Wylam Street | Craghead | Stanley | DH9 6EY

A well-presented two-bedroom terraced house with a two-storey rear extension, external insulation, and leased solar panels, offered with no upper chain. Ideal for first-time buyers or investors, the property provides spacious accommodation and low-running costs. The layout comprises a welcoming lounge, a generous kitchen/diner with space for a dining table, and a cloakroom/WC. To the first floor, there is a landing, two bedrooms and a larger-than-average bathroom. Externally, there is a low-maintenance patio garden to the front and a self-contained yard to the rear. Parking is available on-street to the front and rear. Further benefits include gas combi central heating, uPVC double glazing, Council Tax Band A, freehold tenure and an EPC rating of C (70). A virtual tour is available.

£75,000

- Two-bedroom terraced house with two-storey extension
- External wall insulation for improved efficiency
- Leased solar panels for reduced energy costs
- No upper chain – ideal for quick move
- Spacious lounge



Property Description

LOUNGE

15' 2" x 17' 1" (4.64m x 5.21m) uPVC double glazed French doors open to the front patio garden. Feature surround with cast iron inlay with tiled inserts and an open fireplace. Double radiator, coving, TV aerial point, stairs to the first floor and a door leading to the kitchen/diner.

KITCHEN/DINER

13' 10" (maximum) x 17' 1" (maximum) (4.24m x 5.21m) An L-shaped room fitted with a range of wall and base units with contrasting laminate worktops and tiled splash-backs. Integrated electric oven/grill, four ring gas hob with concealed extractor canopy over. Raised enamel sink with vegetable drainer and mixer tap, space for a fridge/freezer, space for a dining table, tiled floor, double radiator, coving, uPVC double glazed window, matching rear exit door and a door to the cloakroom/WC.

CLOAKROOM/WC

6' 3" x 4' 11" (1.93m x 1.50m) Plumbed for a washing machine, WC, wash basin with tiled splash-back, uPVC double glazed frosted window and a single radiator.

FIRST FLOOR

LANDING

Loft access hatch, double radiator and doors lead to the bedrooms and bathroom.

BEDROOM 1 (TO THE FRONT)

12' 6" x 13' 4" (3.82m x 4.08m) Fitted cupboard with hanging rails and shelving, uPVC double glazed window, single radiator and coving.

BEDROOM 2 (TO THE REAR)

9' 10" x 9' 6" (3.02m x 2.92m) Cupboard housing the gas combi central heating boiler, uPVC double glazed window, single radiator and coving.

BATHROOM

12' 10" x 7' 3" (maximum) (3.93m x 2.22m) A white suite featuring a panelled bath, part-tiled walls, separate walk-in cubicle with electric shower, pedestal wash basin, uPVC double glazed frosted window, extractor fan, double radiator and coving.

EXTERNAL

TO THE FRONT

Block-paved patio garden enclosed by brick wall, timber fencing and iron railings. Beyond the garden is a public square and parking bays.

TO THE REAR

Self-contained patio yard with timber shed and block-paving.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating C (70). Please speak to a member of staff for a copy of the full Energy Performance Certificate. Please note that there are leased panels on the roof of the property to enjoy reduced electricity bills at no additional cost to the homeowner. Contact the office for further information.

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.

MINING

The property is located within a former mining area.

BROADBAND AVAILABILITY

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	80 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.

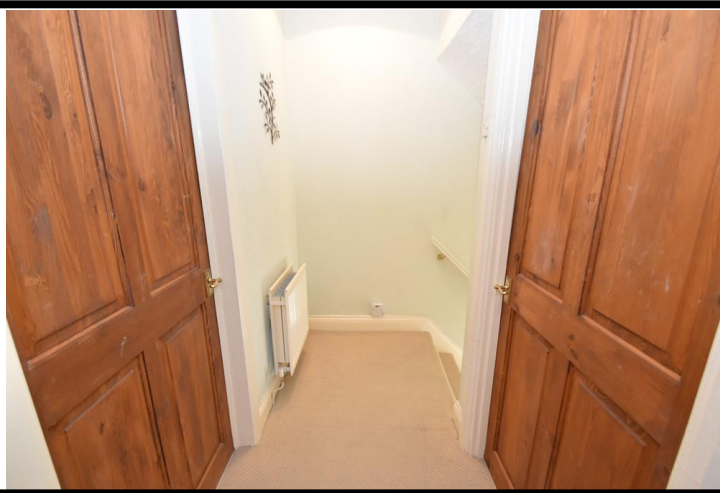
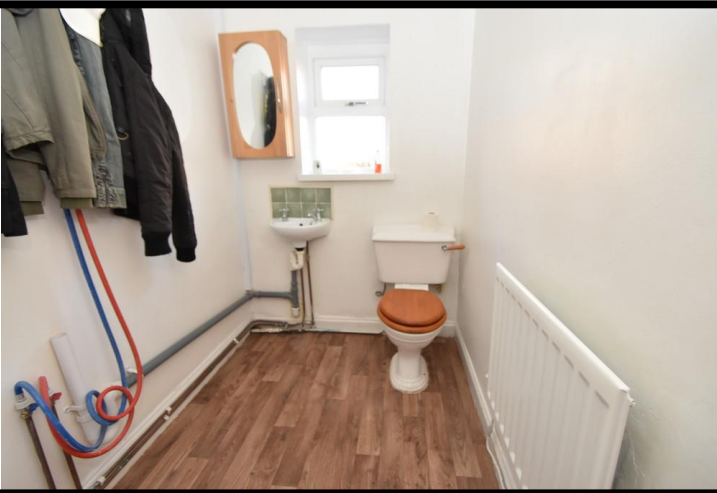
O2 (80%), Vodafone (71%), EE (68%), Three (62%).

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

Anthony House

Anthony Street

Stanley

County Durham

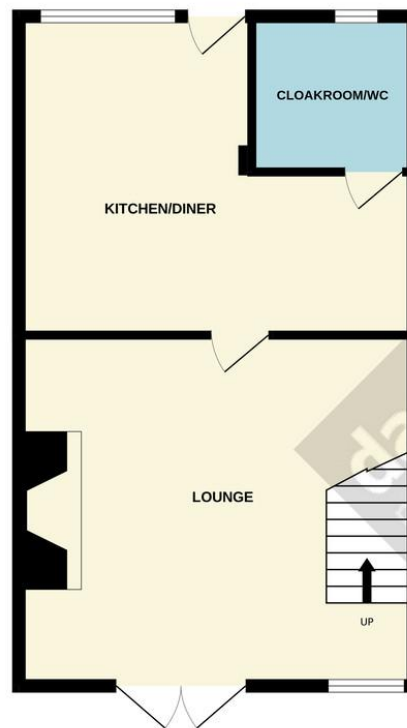
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01207231111

GROUND FLOOR
45.1 sq.m. (486 sq.ft.) approx.



1ST FLOOR
40.6 sq.m. (437 sq.ft.) approx.



TOTAL FLOOR AREA: 85.7 sq.m. (922 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 C2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 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 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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