



Smailes Street | Stanley | Co. Durham | DH9 7NU

A well-located two bedroom terraced home just a short walk from Stanley town centre, available with no upper chain and offering excellent potential for buyers or investors. The property features two reception rooms, a spacious first-floor bathroom, two double bedrooms, and scope to convert the loft (subject to consents). Externally there is a modest front garden and a self-contained rear yard. Gas combi central heating, uPVC double glazing, EPC rating D, freehold and Council Tax band A.

£65,000

- No upper chain
- Short walk to Stanley town centre
- Two double bedrooms
- Two reception rooms
- Spacious first-floor bathroom



Property Description

Ideally positioned close to Stanley town centre, this two bedroom mid-terraced house is offered with no upper chain and represents a great opportunity for first-time buyers, downsizers or buy-to-let investors. With some light updating, the property has the potential to become a lovely home or strong rental investment.

The accommodation comprises an entrance hallway, a lounge, a separate dining room and a kitchen to the rear. To the first floor is a landing leading to two generous double bedrooms and a spacious bathroom. The layout also offers potential to convert the loft space (subject to the necessary permissions).

Externally there is a modest front garden and a self-contained rear yard, making an ideal low-maintenance outdoor area. Further benefits include gas combi central heating, uPVC double glazing, EPC rating D (61), freehold tenure and Council Tax band A.

HALLWAY

uPVC double glazed entrance door with matching window over, single radiator, coving, stairs to the first floor and doors leading to the lounge and dining room.

LOUNGE

10' 11" x 12' 7" (into alcove) (3.34m x 3.84m) Bay with uPVC double glazed windows, feature wood fire surround with marble inlay and hearth, inset electric fire. Telephone point, TV aerial cables, moulded coving and a double radiator.

DINING ROOM

12' 6" x 12' 7" (3.83m x 3.84m) Tiled floor, feature marble fire surround, inlay and hearth, inset electric fire, uPVC double glazed window, coving, double radiator, telephone point, double radiator, TV aerial and a door leading to the kitchen.

KITCHEN

10' 7" x 7' 5" (3.25m x 2.27m) Under-stair storage cupboard, kitchen fitted with a range of wall and base units with

contrasting laminate worktops and tiled splash-backs. Slot-in electric cooking range with extractor canopy over, raised enamel sink with mixer tap, plumbed for a washing machine, concealed gas combi central heating boiler, tiled floor, double radiator, uPVC double glazed window and matching rear exit door.

FIRST FLOOR

LANDING

13' 5" x 6' 1" (4.11m x 1.87m) Single radiator, opening to the loft space and doors leading to the bedrooms and bathroom. Please note the loft is boarded for storage with Velux double glazed windows and a double radiator.

BEDROOM 1 (TO THE FRONT)

11' 2" x 16' 1" (3.41m x 4.91m) uPVC double glazed window and a double radiator.

BEDROOM 2 (TO THE REAR)

13' 3" x 9' 8" (4.06m x 2.95m) uPVC double glazed window and a double radiator.

BATHROOM

10' 1" x 7' 3" (3.08m x 2.23m) A white suite featuring a jacuzzi style spa path plus separate shower in a glazed cubicle. Wash basin with drawer and mirror over, WC, fully tiled walls and floor in Travertine, uPVC double glazed window, chrome towel radiator, and a PVC panelled ceiling with inset spotlights.

EXTERNAL

TO THE FRONT

Modest lawn garden.

TO THE REAR

Self-contained yard with cold water supply tap.

#HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (61). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

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 SPEEDS AVAILABLE

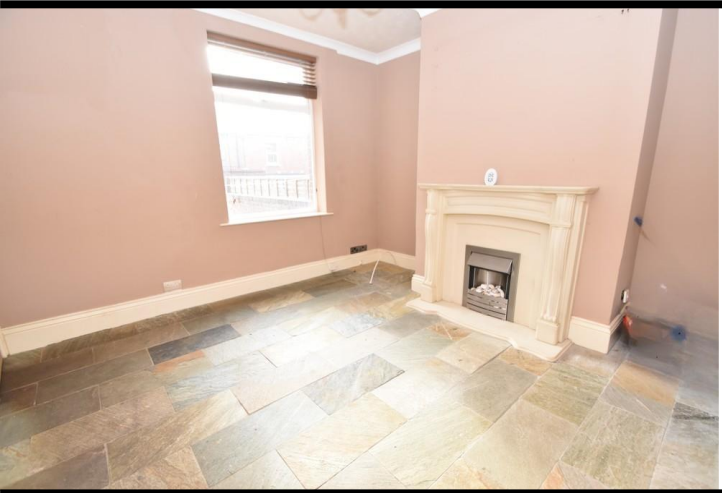
According to Ofcom the following broadband speeds are available. We would recommend contacting a supplier to get the most accurate and up to date data.

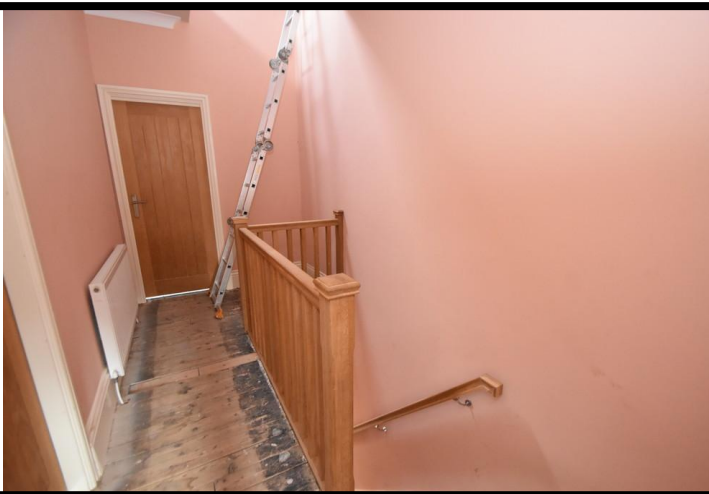
Broadband (estimated speeds)

Standard	17 mbps
Superfast	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 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

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. PLEASE NOTE THE PROPERTY IS SOLD AS SEEN



Tenure

Freehold

Council Tax Band

A

Viewing Arrangements

Strictly by appointment

Contact Details

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GROUND FLOOR
42.1 sq.m. (454 sq.ft.) approx.

1ST FLOOR
41.1 sq.m. (443 sq.ft.) approx.



TOTAL FLOOR AREA : 83.3 sq.m. (896 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		78 C
55-68	D	61 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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