



Spen Street, Stanley, DH9 7NJ
2 Bed - House - Mid Terrace
£49,950

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Spen Street Stanley, DH9 7NJ

* NO CHAIN *

Available for purchase with the benefit of no onward chain is this extended, deceptively spacious house, which offers two bedrooms and an additional study. Requiring cosmetic updating throughout, the floorplan comprises: entrance lobby, comfortable lounge, 'L'-shaped kitchen, and bathroom. Upstairs, there are two bedrooms and a useful study. To the rear, there is an enclosed yard that has potential for off-street parking.

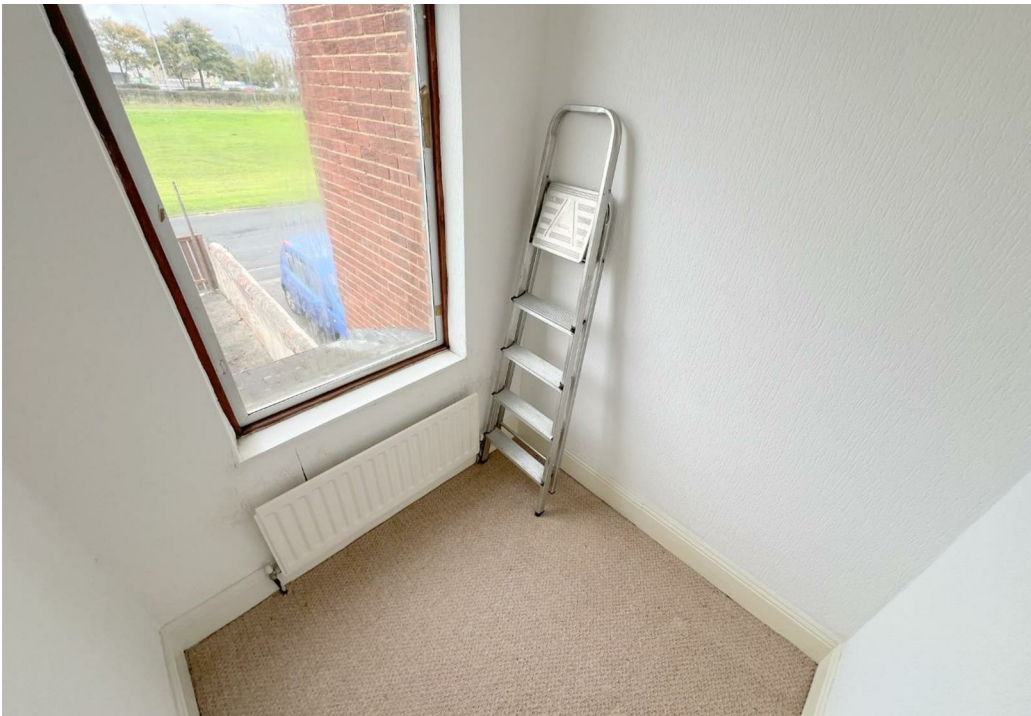
Spen Street, Stanley, Co. Durham, is well-served by local amenities. The area offers a variety of shops, schools, healthcare facilities, and leisure activities, all within easy reach. Stanley's town centre provides supermarkets, cafes, and everyday conveniences.

The location boasts excellent transport links, with regular bus services to nearby Durham, Newcastle, and Sunderland. The A693 road provides quick access to the A1(M), making commuting to major cities convenient.

Families will find several highly-rated schools nearby, and the property's proximity to Durham offers access to further educational institutions. For leisure and recreation, Stanley is close to parks, green spaces, and attractions such as Beamish Museum. Local leisure centres and sports clubs cater to a range of interests.









GROUND FLOOR

Entrance Lobby

Lounge

15'5" x 14'9" (4.7 x 4.5)

Kitchen

11'1" x 10'9" max (3.4 x 3.3 max)

Bathroom

5'10" x 5'6" (1.8 x 1.7)

FIRST FLOOR

Landing

Bedroom

11'1" x 7'10" (3.4 x 2.4)

Bedroom

10'2" x 8'2" (3.1 x 2.5)

Study

5'2" x 5'2" (1.6 x 1.6)

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 17 Mbps, Superfast 80 Mbps, Ultrafast 1,139 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

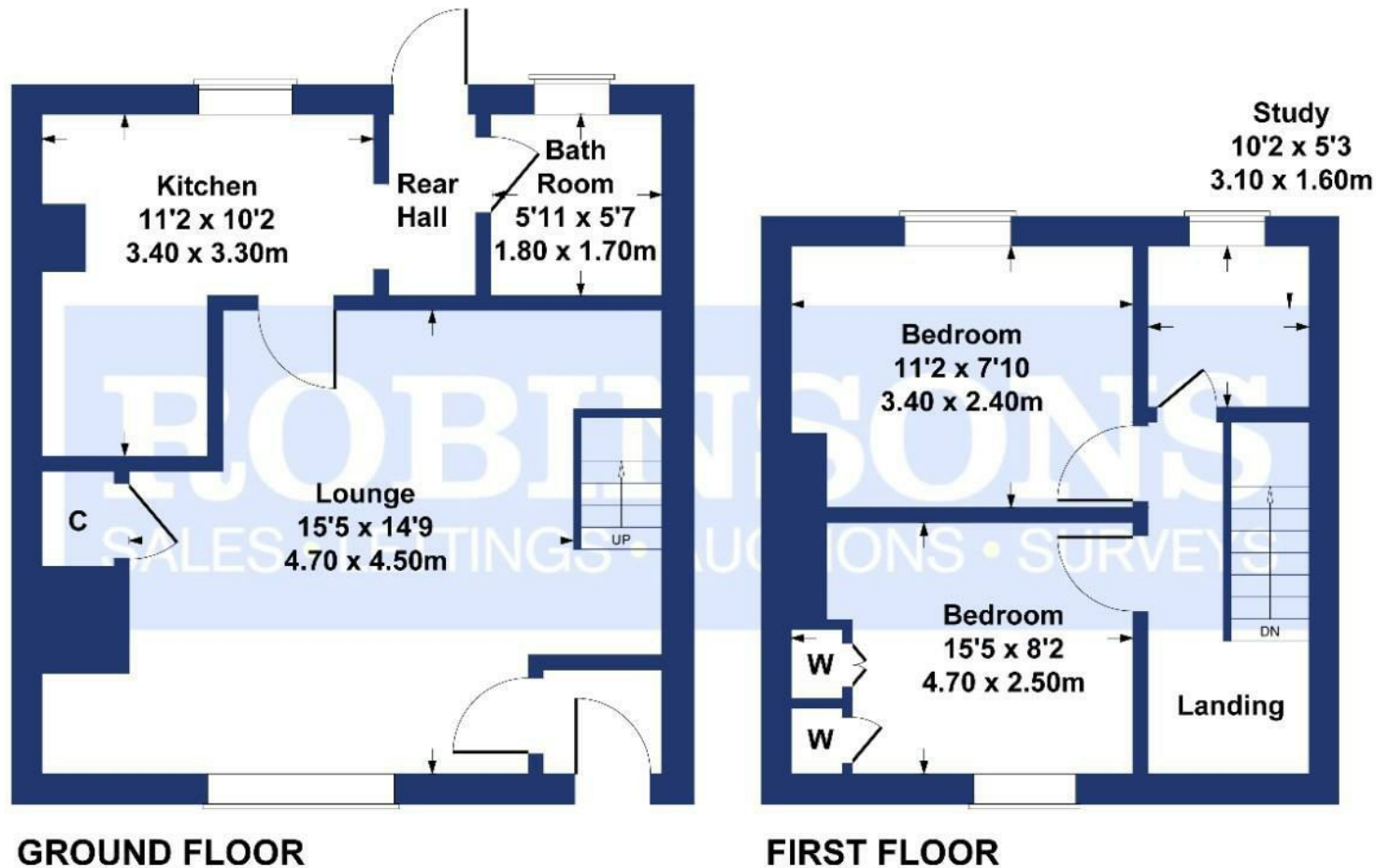
Council Tax: Durham County Council, Band A - Approx. £1,621 p.a

Energy Rating: E

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

Spen Street

Approximate Gross Internal Area
732 sq ft - 68 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robynsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robynsons staff may benefit from referral incentives relating to these services.

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