



**Wear Road**  
Stanley DH9 6HH  
£75,000





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# Wear Road

Stanley DH9 6HH



Sold, Subject to contract. Similar properties required. Situated in the heart of Stanley on Wear Road, this charming semi-detached house presents an excellent opportunity for first-time buyers or savvy investors. With two well-proportioned bedrooms and two bathrooms, this property is designed for comfortable living.

Upon entering, you are welcomed by a bright entrance hall that leads to a spacious lounge, perfect for relaxation or entertaining guests. The fitted kitchen is both functional and inviting, making meal preparation a delight. Additionally, the ground floor features a convenient WC, enhancing the practicality of the home.

The first floor boasts two double bedrooms, providing ample space for rest and personalisation. A modern family bathroom, complete with a white suite, serves the bedrooms and adds to the overall appeal of the property.

Set on a sizeable corner plot, the house benefits from gardens on three sides, offering plenty of outdoor space for gardening, play, or simply enjoying the fresh air. The property is available with immediate vacant

possession, allowing for a swift move-in.

Located close to a variety of shops and amenities, this home is ideally situated for those who appreciate convenience. Do not miss the chance to view this delightful property; call us today at 0191 3729898 to arrange a visit.

Freehold  
Council tax band A  
EPC rating

## ENTRANCE HALL

**LOUNGE**  
14'6" x 13' (4.42m x 3.96m)

**KITCHEN**  
17'8" x 7'2" (5.38m x 2.18m)

## GROUND FLOOR WC

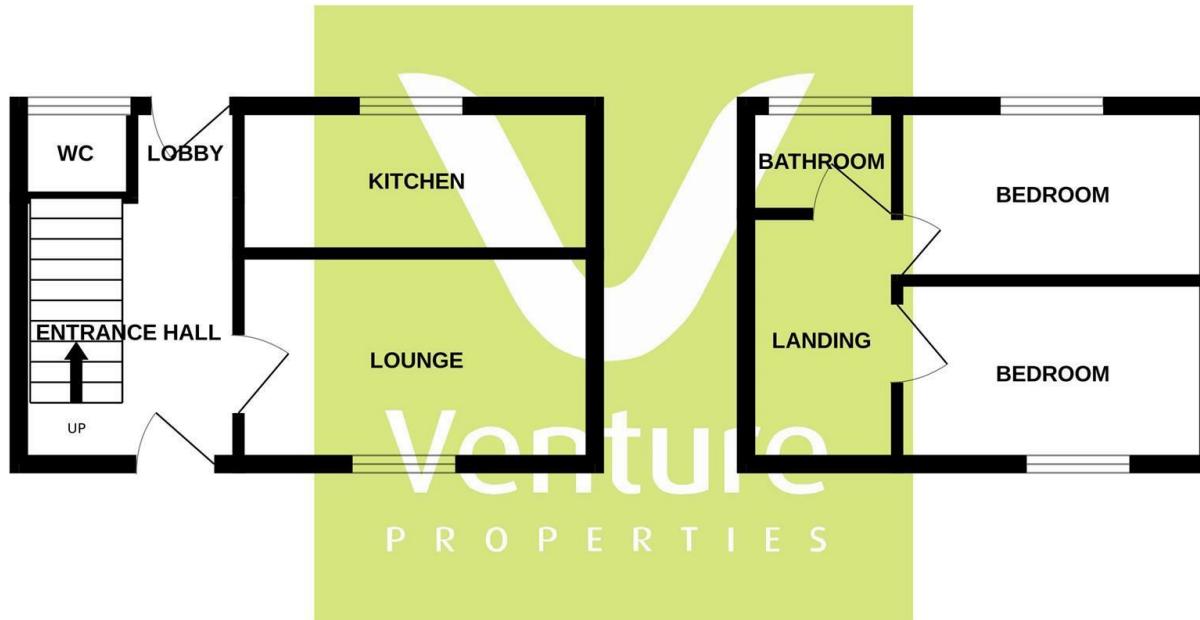
## FIRST FLOOR

**BEDROOM 1**  
14'10" x 9'5" (4.52m x 2.87m)

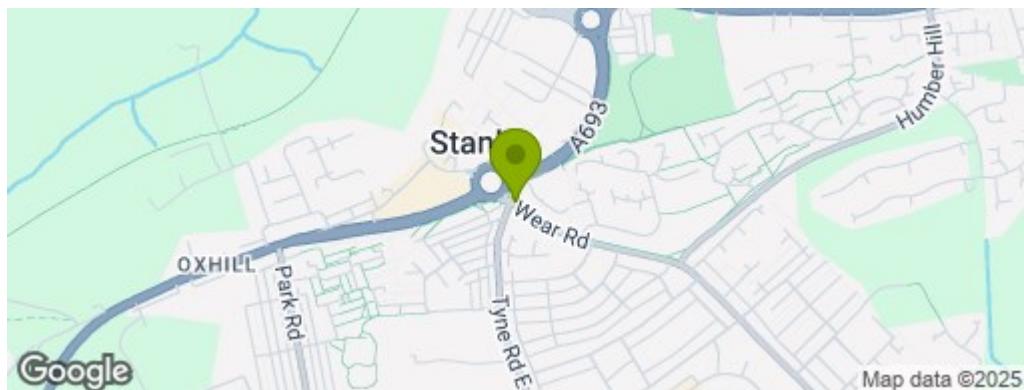
**BEDROOM 2**  
11'11" x 10'8" (3.63m x 3.25m)

## BATHROOM/WC

## OUTSIDE



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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## Property Information

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