



## Hamsterley Gardens | Annfield Plain | Stanley | DH9 8JR

A spacious and well-presented two bedroom mid-link home situated in a popular residential area of Annfield Plain, offered for sale with no upper chain. The property provides comfortable living accommodation including an entrance hallway, a lounge with feature stove, a fitted kitchen and a separate dining room ideal for entertaining. To the first floor there are two double bedrooms and a family bathroom. Externally, the property benefits from a rear lawn garden along with detached brick-built storage sheds providing useful additional space. Further benefits include gas combi central heating, full uPVC double glazing, and an EPC rating of C (69). Freehold. Council Tax Band A.

£85,000

- No Upper Chain – ready to move straight into
- Spacious two bedroom mid-link home
- Popular Annfield Plain location
- Lounge with feature stove
- Separate dining room – ideal for entertaining



## Property Description

### HALLWAY

4' 3" x 5' 2" (1.31m x 1.60m) uPVC double glazed entrance door with matching side window, stairs to the first floor, double radiator, wall mounted central heating controls and a door leading to the lounge.

### LOUNGE

12' 11" x 13' 6" (3.94m x 4.13m) Feature cast iron log burning stove and Oak mantelpiece over, uPVC double glazed window, double radiator and a door leading to the kitchen.

### KITCHEN

9' 10" x 7' 6" (3.02m x 2.31m) Fitted with a stylish range of cream wall and base units complemented by contrasting laminate worktops. Incorporating an integrated electric oven and grill, halogen hob with illuminated stainless steel extractor canopy over. Plumbing for a washing machine, with additional space for a tumble dryer and further appliances. Additional features include a double radiator, useful under-stair storage

cupboard, door leading to the dining room, and a uPVC double glazed rear exit door with matching side window providing natural light.

### DINING ROOM

9' 10" x 9' 1" (3.02m x 2.78m) uPVC double glazed window, dado rail and a single radiator.

### FIRST FLOOR

#### LANDING

Loft access hatch and doors leading to the bedrooms and bathroom.

### BEDROOM 1 (TO THE FRONT)

10' 3" x 16' 11" (3.14m x 5.18m) uPVC double glazed window, storage cupboards (one housing the gas combi central heating boiler), telephone point and a single radiator.

### BEDROOM 2 (TO THE REAR)

12' 8" x 10' 4" (3.88m x 3.16m) Built-in storage cupboard with hanging rail and shelf, uPVC double glazed window and a single radiator.

### BATHROOM

5' 6" x 6' 4" (1.70m x 1.95m) Panelled bath with shower fitment, fully tiled walls, curtain and rail. Pedestal wash basin, WC, uPVC double glazed window and a single radiator.

### EXTERNAL

#### TO THE FRONT

Open plan lawn.

#### TO THE REAR

Lawn, detached brick-built tool sheds enclosed by timber fence and gate.

## HEATING

Gas fired central heating via combination boiler and radiators.

## GLAZING

uPVC double glazing installed.

## ENERGY EFFICIENCY

EPC rating C (69). 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.

## BROADBAND SPEEDS

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	6 mbps
Super-fast	80 mbps
Ultra-fast	2000 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.

This shows the percentage of measurements across your postal district over the last 12 months that can successfully stream video or make a video call if they have coverage.

O2 (77%), Vodafone (74%), Three (72%), EE (63%)

## MINING

The property is located within a former mining area.

## 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.



## Tenure

Freehold

## Council Tax Band

A

## Viewing Arrangements

Strictly by appointment

## Contact Details

Anthony House

Anthony Street

Stanley

County Durham

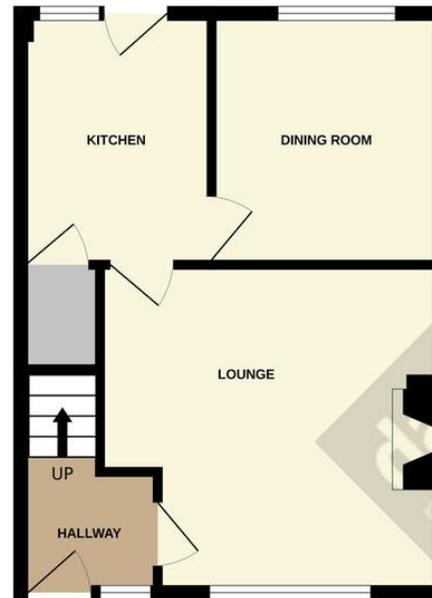
DH9 8AF

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01207231111

GROUND FLOOR  
34.7 sq.m. (374 sq.ft.) approx.

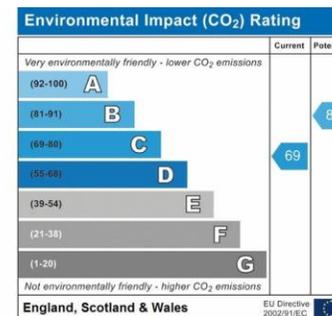
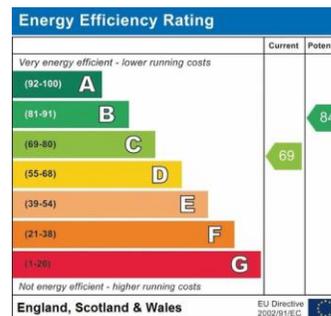


1ST FLOOR  
35.3 sq.m. (380 sq.ft.) approx.



TOTAL FLOOR AREA: 70.0 sq.m. (753 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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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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