



Pea Road | Stanley | Co. Durham | DH9 7RG

Ideally located close to the town centre yet enjoying open countryside views to the front, this two-bedroom terraced house with a useful loft room is offered for sale with no upper chain, making it an excellent opportunity for first-time buyers, investors or those seeking additional space. The accommodation comprises a lounge, breakfasting kitchen, rear lobby and a ground floor bathroom/WC. To the first floor are two double bedrooms, with a staircase leading to a versatile loft room. Externally, there is a garden to the front with pleasant outlook, and an enclosed yard to the rear. Further benefits include gas combi central heating and freehold tenure. Council Tax band A, EPC rating D (67). 360° and walk-through virtual tours available.

£84,950

- No upper chain – ideal for a quick purchase
- Countryside views to the front
- Close to town centre amenities
- Two double bedrooms
- Useful loft room for additional space



Property Description

LOUNGE

12' 10" x 15' 11" (3.93m x 4.87m) Wood fire surround with electric fire, uPVC double glazed sliding patio doors to front garden, double radiator, telephone point, door to the stairs and also to the breakfasting kitchen.

BREAKFASTING KITCHEN

11' 3" (maximum) x 15' 11" (3.44m x 4.87m) Fitted with a range of wall and base units with contrasting laminate worktops and matching upturns. Space for a slot-in electric cooker, stainless steel sink with vegetable drainer and mixer tap, plumbed for a washing machine, space for additional appliances and room for a breakfast table. uPVC double glazed window, double radiator and a door to the rear lobby.

REAR LOBBY

3' 5" x 3' 3" (1.05m x 1.92m) Door to the bathroom and a uPVC double glazed rear exit door.

BATHROOM

7' 7" x 6' 3" (2.33m x 1.92m) A white suite featuring a panelled bath with shower fitment, pedestal wash basin, WC, single radiator, uPVC double glazed frosted window and a wall extractor fan.

FIRST FLOOR

LANDING

Doors to the bedrooms.

BEDROOM 1 (TO THE FRONT)

13' 2" x 15' 11" (4.03m x 4.87m) uPVC double glazed window, double radiator and stairs to the loft room.

BEDROOM 2 (TO THE REAR)

11' 3" (maximum) x 14' 1" (3.43m x 4.30m) uPVC double glazed window, storage cupboard housing the gas combi central heating boiler and a single radiator.

LOFT ROOM

8' 5" x 14' 11" (2.58m x 4.57m) Accessed via bedroom 1 with power points and lighting.

EXTERNAL

TO THE FRONT

Patio garden overlooking countryside.

TO THE REAR

Yard with potential for off-street parking for a small vehicle.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (67). Please speak to a member of staff for a

copy of the full Energy Performance Certificate.

UTILITIES

The property is connected with a mains gas, water and electricity supply and is connected to the mains drainage.

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.

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	17 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.

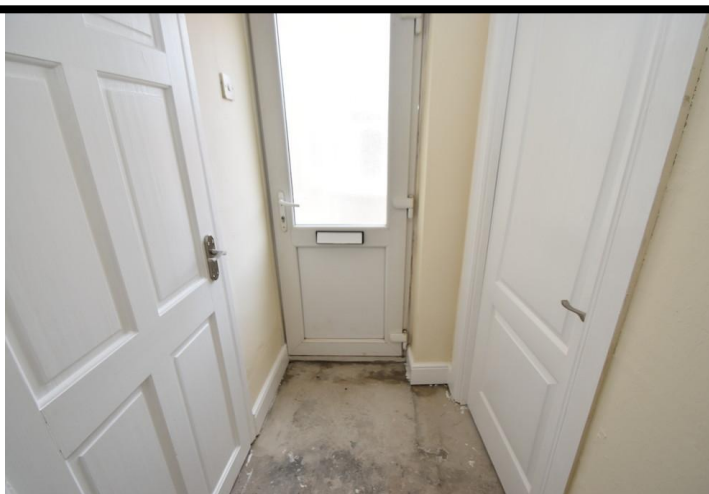
O2 (77%), Vodafone (74%), Three (72%), EE (63%)

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

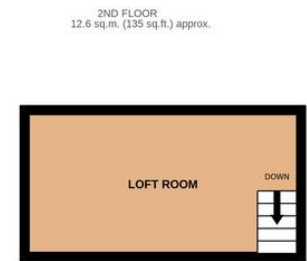
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TOTAL FLOOR AREA : 87.9 sq.m. (946 sq.ft.) approx.

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	67 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

