



Fines Terrace | Annfield Plain | Stanley | DH9 8QP

A deceptively spacious four-bedroom end-terraced home, offered with no upper chain and benefiting from off-street parking to the rear and a low-maintenance garden. Retaining charming period features, this versatile property is ideal for families or investors alike. The accommodation comprises an entrance lobby, welcoming hallway, a large bay-fronted lounge, dining room and a breakfasting kitchen. To the first floor are three well-proportioned bedrooms and a family bathroom, with a further staircase leading to a generous loft bedroom, providing flexible living space. Additional features include gas combi central heating and full uPVC double glazing.

£99,950

- Four bedroom end-terraced house
- No upper chain
- Off-street parking and garden to the rear
- Sale subject to grant of probate
- Loft conversion providing fourth bedroom



Property Description

A deceptively spacious four-bedroom end-terraced home, offered with no upper chain and benefiting from off-street parking to the rear and a low-maintenance garden. Retaining charming period features, this versatile property is ideal for families or investors alike.

The accommodation comprises an entrance lobby, welcoming hallway, a large bay-fronted lounge, dining room and a breakfasting kitchen. To the first floor are three well-proportioned bedrooms and a family bathroom, with a further staircase leading to a generous loft bedroom, providing flexible living space.

Additional features include gas combi central heating and full uPVC double glazing.

Freehold tenure, Council Tax band A, EPC rating D (66). Sale subject to grant of probate.

360° and walk-through virtual tours available.

LOBBY

3' 7" x 3' 8" (1.11m x 1.14m) uPVC double glazed entrance door with matching window over, dado rail, wood panelled ceiling and a glazed door to the hallway.

HALLWAY

Stairs to the first floor with turned newel post and spindles, arch with sculpted corbels, single radiator, telephone point, wood panelled ceiling and doors to the lounge, dining room and breakfasting kitchen.

LOUNGE

14' 7" (maximum) x 18' 0" (maximum) (4.46m x 5.50m) Large bay with uPVC double glazed window, feature wood fire surround with marble inlay, tiled bricks and a glazed tile hearth, gas fire. Two single radiators, picture rail and wood panelled ceiling.

BREAKFASTING KITCHEN

10' 9" x 9' 4" (maximum) (3.30m x 2.85m) Solid wood wall and base units, worktops and breakfast bar, space for a gas cooker and other appliances, stainless steel sink, tiled splash-backs. Plumbed for a washing machine, tiled floor, uPVC double glazed windows and matching rear exit door to garden, double radiator, coving, wood panelled ceiling and an opening to the dining room.

DINING ROOM

10' 9" x 10' 3" (3.30m x 3.13m) Under-stair storage cupboard, uPVC double glazed window, single radiator, picture rail, coving and a door to the hallway.

FIRST FLOOR

LANDING

uPVC double glazed window, balustrade and staircase to the first floor with turned newel post and spindles, storage cupboard, coving, wood panelled ceiling and doors leading to

bedrooms and bathroom.

BEDROOM 2 (TO THE FRONT)

10' 11" x 13' 5" (3.34m x 4.11m) Ornamental cast iron fireplace with glazed tiled inserts, built-in cupboards to alcoves, uPVC double glazed window, single radiator, picture rail, coving and a wood panelled ceiling.

BEDROOM 3 (TO THE SIDE)

7' 5" x 11' 1" (maximum) (2.27m x 3.38m) uPVC double glazed window, single radiator, picture rail, coving and a wood panelled ceiling.

BEDROOM 4 (TO THE REAR)

7' 7" x 7' 1" (2.32m x 2.17m) uPVC double glazed window, single radiator, coving and a wood panelled ceiling.

BATHROOM

10' 10" x 8' 11" (maximum) (3.31m x 2.72m) Cast iron bath, vanity wash basin, WC, airing cupboard housing the gas combi

central heating boiler, tiled splash-backs, uPVC double glazed window, single radiator, coving and a wood panelled ceiling.

SECOND FLOOR

BEDROOM 1

18' 9" (maximum) x 15' 5" (5.72m x 4.71m) A spacious room with uPVC double glazed window, storage cupboard and access doors for eaves storage, double radiator.

TO THE FRONT

A modest low-maintenance forecourt garden enclosed by small wall and railings.

TO THE REAR

Timber gates provides access to secure off-street parking, stone storage shed, paved patio and small lawn. Please note that there is shared access across the rear for the neighbouring property for refuse collection, window cleaning etc.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (66). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

COUNCIL TAX

The property is in Council Tax band A.

TENURE

We understand that the property is freehold. We would recommend that any purchaser has this confirmed by their legal advisor.

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	4 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%), Vodaphone (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. SALE SUBJECT TO GRANT OF PROBATE



Tenure

Freehold

Council Tax Band

A

Viewing Arrangements

Strictly by appointment

Contact Details

Anthony House

Anthony Street

Stanley

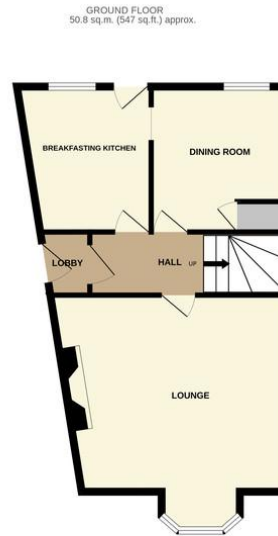
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TOTAL FLOOR AREA : 148.7 sq.m. (1600 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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		79 C
55-68	D	60 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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