



## Standish Street | South Moor | Stanley | DH9 7AD

This well-presented three-bedroom mid-terraced home is offered with no onward chain and would make an ideal first-time purchase or investment opportunity. The accommodation includes a welcoming lounge, a separate dining room, and a kitchen fitted with an integrated oven. To the first floor there are three bedrooms and a bathroom/WC, while a boarded loft provides additional storage space. Externally, there is a self-contained yard to the rear. Further benefits include gas combi central heating, uPVC double glazing (2024), roof replaced in recent years, freehold tenure, Council Tax Band A, and an EPC rating of C (72). 360-degree and walk-through virtual tours are available on our website.

£79,500

- Three-bedroom mid-terraced house
- No onward chain – ideal for first-time buyers or investors
- Spacious lounge and separate dining room
- Kitchen with integrated oven
- Three bedrooms and bathroom/WC to the first floor



## Property Description

### LOUNGE

12' 3" x 15' 1" (3.74m x 4.60m) uPVC double glazed entrance door with matching side window, double radiator and a large opening to the dining room.

### DINING ROOM

12' 3" x 15' 1" (3.75m x 4.60m) Under-stair storage cupboard, additional cupboard, uPVC double glazed window, matching rear exit door, stairs to the first floor and a door to the kitchen.

### KITCHEN

10' 1" x 5' 8" (3.09m x 1.75m) Fitted with a range of wall and base unit with contrasting laminate worktop and tiled splash-backs. Integrated fan assisted electric oven/grill, four ring gas hob, plumbed for a washing machine, space for a fridge/freezer, stainless steel sink, single radiator and a uPVC double glazed window.

### FIRST FLOOR

#### LANDING

Loft access hatch (boarded for storage), door lead to the bedrooms and bathroom.

#### BEDROOM 1 (TO THE FRONT)

13' 2" x 8' 5" (4.03m x 2.57m) uPVC double glazed window, double radiator and coving.

#### BEDROOM 2 (TO THE REAR)

12' 8" x 8' 0" (3.87m x 2.45m) Cupboard housing the gas combi central heating boiler, uPVC double glazed window, single radiator and coving.

#### BEDROOM 3 (TO THE FRONT)

9' 9" x 6' 4" (2.98m x 1.94m) uPVC double glazed window, single radiator and coving.

### BATHROOM

8' 9" x 6' 9" (2.67m x 2.06m) An L-shaped room with a white suite featuring a panelled bath with electric shower over, tiled splash-backs, pedestal wash basin, WC, uPVC double glazed window, single radiator and a storage recess.

### EXTERNAL

Self-contained yard to the rear.

### HEATING

Gas fired central heating via combination boiler and radiators.

### GLAZING

uPVC double glazing installed 2024.

### ENERGY EFFICIENCY

EPC rating C (72). 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

## 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.

## PARKING

On-street parking available.

## 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.

## 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  | 14 mbps    |
| Superfast | 80 mbps    |
| Ultrafast | 10000 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 webpage 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.

O2 82% Vodafone 74% Three 62% EE 78%

## 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

[www.davidbailes.co.uk](http://www.davidbailes.co.uk)

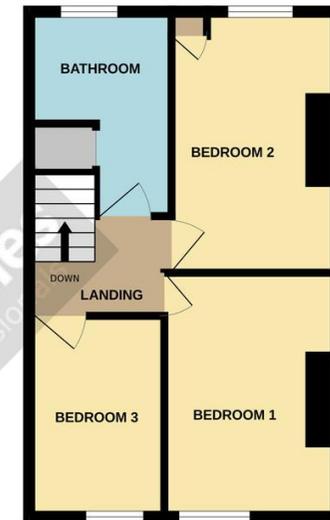
[info@davidbailes.co.uk](mailto:info@davidbailes.co.uk)

01207231111

GROUND FLOOR  
38.2 sq.m. (411 sq.ft.) approx.



1ST FLOOR  
33.3 sq.m. (359 sq.ft.) approx.



TOTAL FLOOR AREA: 71.6 sq.m. (770 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.  
Made with Metropix (2025)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 72 C    | 79 C      |
| 55-68 | 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

