



Clowes Terrace | Annfield Plain | Stanley | DH9 8QN

Recently renovated three-bedroom mid-terrace with vacant possession. Features an extended kitchen with brand-new stainless-steel cooker, new worktops, sink, taps and tiled floor. Lounge with new carpet and remote electric fire. Updated bathroom with new fittings. Recent DPC, repointing, new uPVC doors, updated electrics, new carpets, new rear gate, front path and full redecoration. Rear yard, gas combi boiler and uPVC double glazing.

£75,000

- Recently renovated three-bedroom mid-terrace
- Re-fitted kitchen with brand-new stainless-steel cooker
- New kitchen worktops, doors, sink, taps and tiled flooring
- Spacious lounge with new carpet
- Garden and rear yard



Property Description

Available with vacant possession, this recently renovated three-bedroom mid-terrace offers a modern, move-in-ready home ideal for first-time buyers, families or investors. The property features a refurbished kitchen with a brand-new stainless-steel cooker, new doors, worktops, sink, taps and newly fitted tiled flooring. The spacious lounge has new carpet, underlay and a remote-controlled electric fire with a white marble surround.

Upstairs are three bedrooms, with new carpet and underlay in one and recent carpets in the others. The fully tiled bathroom includes a new bath, taps, toilet seat, shower head, extractor fan and LED mirror. Further upgrades include a recent damp proof course, repointing, energy-efficient combi boiler (approx. 3 years old), new front and rear uPVC doors, updated electrical sockets and light fittings, new rear gate, new front path and full redecoration. Rear yard and uPVC double glazing throughout. EPC rating D (65), freehold, Council Tax band A.

LOUNGE

11' 2" x 16' 9" (3.42m x 5.12m) uPVC double glazed entrance door, Adam style fire surround with marble inlay and hearth, newly installed electric fire with remote control. uPVC double glazed window, single radiator, telephone point, TV cables, coving and a door leading to the kitchen/diner.

BREAKFASTING KITCHEN

12' 2" x 13' 5" (maximum) (3.72m x 4.09m) Refitted with a range of Shaker style wall and base with soft closing drawers with contrasting laminate worktops and upstands. Free-standing gas cooking range with stainless steel splash-back, stainless steel sink with mixer tap, plumbed for washing machine, space for a free-standing fridge/freezer, tiled floor, single radiator, under-stair storage cupboard, additional overhead cupboard to alcove, uPVC double glazed windows and a door leading to the rear hallway.

UTILITY AREA (OFF KITCHEN)

5' 2" x 4' 10" (1.60m x 1.48m) Fitted with matching base units and laminate worktop, upturn, uPVC double glazed window, tiled floor, extractor fan and vaulted ceiling.

REAR HALLWAY

Tiled floor, part-panelled walls, stairs to the first floor and a uPVC double glazed rear exit door.

FIRST FLOOR

LANDING

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

BEDROOM 1 (TO THE FRONT)

14' 4" x 10' 0" (4.37m x 3.06m) uPVC double glazed window, single radiator and coving.

BEDROOM 2 (TO THE REAR)

9' 4" x 9' 10" (2.85m x 3.00m) Storage cupboard housing the gas combi central heating boiler, uPVC double glazed window, single radiator and coving.

BEDROOM 3 (TO THE FRONT)

7' 3" x 6' 9" (2.23m x 2.08m) uPVC double glazed window, single radiator and coving.

BATHROOM

4' 9" x 6' 11" (maximum) (1.47m x 2.11m) A white suite featuring a panelled bath with period hand shower plus thermostatic mains-fed shower over, pedestal wash basin, WC, fully tiled walls, single radiator, PVC panelled ceiling with inset LED spotlights and extractor fan, uPVC double glazed frosted window and an LED wall mirror.

EXTERNAL

TO THE FRONT

A low maintenance garden with gravelled area, paved patio and concrete path.

TO THE REAR

Self-contained yard.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (65). 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.

MINING

The property is located within a former mining area.

PARKING

On-street parking available with potential to create off-street parking.





BROADBAND AVAILABILITY

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
Superfast	153 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 (80%), Vodafone (71%), EE (68%), Three (62%).

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.

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

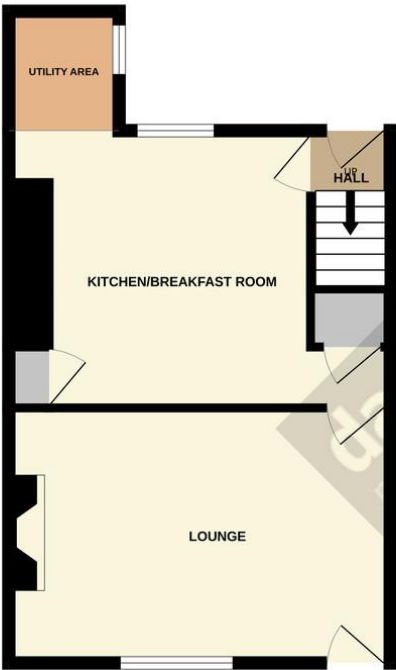
Strictly by appointment

Contact Details

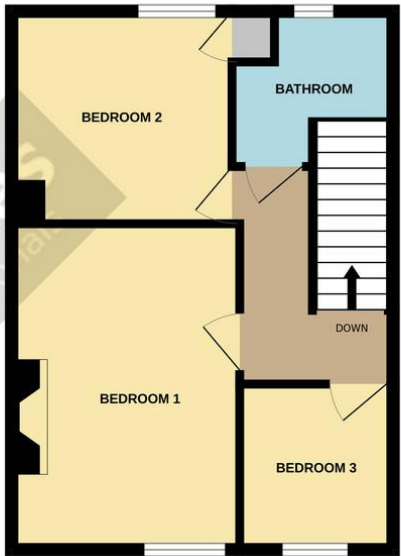
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GROUND FLOOR
36.9 sq.m. (398 sq.ft.) approx.



1ST FLOOR
36.2 sq.m. (389 sq.ft.) approx.



TOTAL FLOOR AREA : 73.1 sq.m. (787 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		85 B
69-80	C		
55-68	D	65 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

