



## Sycamore Terrace | New Kyo | Stanley | DH9 7TH

Offered with no upper chain, this stone-built two bedroom terraced house presents an excellent opportunity for first-time buyers or investors seeking strong value and future potential. The accommodation comprises a lounge, kitchen with integrated oven, first floor landing, two double bedrooms and a bathroom. Externally there is a self-contained yard to the rear. The property benefits from gas combi central heating and uPVC double glazing, and while ready for occupation, offers scope for cosmetic improvement to enhance value further. Ideally suited as a buy-to-let investment or affordable home, with anticipated strong rental demand in the area.

**£55,000**

- No upper chain – ready to proceed
- Stone-built terraced house
- Two generous double bedrooms
- Lounge and fitted kitchen with integrated oven
- First floor bathroom



## Property Description

### LOUNGE

15' 7" x 13' 1" (4.75m x 4.65m) uPVC double glazed entrance door, stairs to the first floor, wall mounted electric fire, uPVC double glazed windows, double radiator, TV aerial, telephone point, dado rail, wall light and a door to the kitchen.

### KITCHEN

5' 11" x 15' 3" (1.81m x 4.65m) Fitted with a range of wall and base units with contrasting laminate worktops and tiled splash-backs. Integrated fan assisted oven/grill, halogen hob with concealed extractor over, sink with vegetable drainer and mixer tap, plumbed for a washing machine, space for additional under-counter appliances, double radiator, two uPVC double glazed windows and a rear exit door to the yard.

### FIRST FLOOR

### LANDING

Loft access hatch, double radiator, dado rail and doors to the

bedrooms and bathroom.

### BEDROOM 1 (TO THE FRONT)

10' 6" x 15' 3" (maximum) (3.21m x 4.65m) Wall mounted gas combi central heating boiler, uPVC double glazed window and a double radiator.

### BEDROOM 2 (TO THE REAR)

11' 0" x 8' 7" (3.36m x 2.64m) uPVC double glazed window and a double radiator.

### BATHROOM

6' 6" x 6' 3" (2.00m x 1.93m) Panelled bath with glazed screen and shower fitment. Part-tiled walls, pedestal wash basin, WC, uPVC double glazed window and a single radiator.

### EXTERNAL

Self-contained yard to the rear.

### PARKING

On-street parking. Potential to create off-street parking in rear yard.

### HEATING

Gas fired central heating via combination boiler and radiators.

### GLAZING

uPVC double glazing installed.

### ENERGY EFFICIENCY

EPC rating D (63). 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 Taxband 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	12 mbps
Super-fast	80 mbps
Ultra-fast	2000 mbps

#### MOBILE PHONE COVERAGE

Mobile coverage is available from all major networks at this property. According to Ofcom:

#### Indoor coverage:

O2 ~95% | EE ~85% | Vodafone ~80% | Three ~75%

#### Outdoor coverage:

Near 100% across all major providers

Ofcom data also shows that where coverage is available, around 96–98% of connections successfully support video streaming and video calls, indicating strong real-world performance for everyday use such as streaming, video calls and browsing.

#### MINING

The property is located within a former mining area.

#### 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.

#### SELECTIVE LICENCE

Please note that this property falls within the Local Authority Selective Licensing zone where a Landlord is required to register the property with the council every five years. Charges apply. Please visit





[www.durham.gov.uk/selectivelicensing](http://www.durham.gov.uk/selectivelicensing) for further information.

#### 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

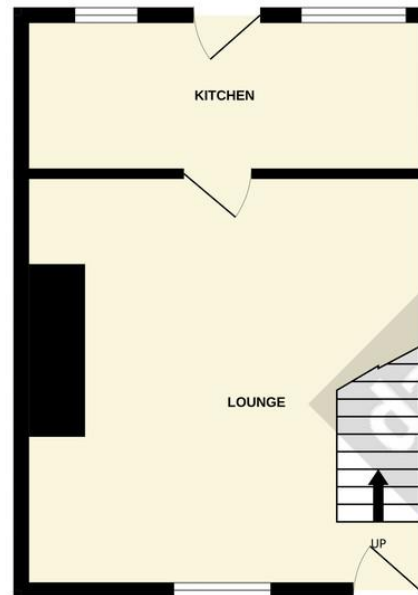
DH9 8AF

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

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

01207231111

GROUND FLOOR  
29.2 sq.m. (315 sq.ft.) approx.



1ST FLOOR  
29.9 sq.m. (322 sq.ft.) approx.



TOTAL FLOOR AREA : 59.1 sq.m. (636 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 ©2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 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



rightmove  
find your happy

