



Belle Street | Stanley | Co. Durham | DH9 0DB

Offered for sale with no upper chain, this well-presented two bedroom terraced home is conveniently situated within walking distance of the town centre, local shops and amenities, making it an ideal first time buy or investment opportunity. The property benefits from gas combi central heating, full uPVC double glazing and briefly comprises an entrance lounge, fitted kitchen/diner, ground floor bathroom and two first floor bedrooms, both with useful built-in storage. Externally there is a forecourt garden to the front overlooking a pleasant green area, while to the rear is a private enclosed yard. The property is likely to appeal to landlords and investors with strong rental demand in the area. EPC Rating D (62). Freehold. Council Tax Band A. 360 degree and walk-through virtual tour available on our website.

£64,950

- Available with no upper chain
- Two bedroom terraced house
- Walking distance to town centre
- Ideal first home or investment
- Gas combi central heating including new boiler (April 2026)



Property Description

LOUNGE

13' 9" x 14' 9" (4.20m x 4.50m) uPVC double glazed entrance door, bay window with uPVC double glazed windows, double radiator, dado rail, new carpet (April 2026), stairs to the first floor and glazed doors to the kitchen/diner.

KITCHEN/DINER

7' 10" x 14' 9" (2.40m x 4.50m) Fitted with a range of wall and base units with laminate worktops, tiled splash-backs, integrated electric oven/grill, electric hob, stainless steel sink with mixer tap, plumbed for a washing machine, space for fridge/freezer, new (April 2026) wall mounted gas combi central heating boiler, double radiator and a door to the rear lobby.

REAR LOBBY

uPVC double glazed rear exit door, tiled floor and a door to the bathroom.

BATHROOM

6' 11" (MAXIMUM) x 8' 2" (MAXIMUM) (2.12m x 2.51m) A white suite featuring a panelled bath with electric shower over, pedestal wash basin, low level WC, fully tiled walls, uPVC double glazed window, single radiator (installed May 2026, coving and a tiled floor.

FIRST FLOOR

LANDING

Loft access hatch, doors lead to the bedrooms.

BEDROOM 1 (TO THE FRONT)

14' 5" x 11' 10" (4.41m x 3.61m) Built-in cupboards with hanging rails, uPVC double glazed window and a single radiator.

BEDROOM 2 (TO THE REAR)

7' 11" (MAXIMUM) x 13' 6" (MAXIMUM) (2.43m x 4.13m) Built-in cupboard with shelving and hanging rail, uPVC double

glazed window and a single radiator.

EXTERNAL

TO THE FRONT

A small forecourt garden overlooking a green area.

TO THE REAR

Self-contained yard with wrought iron gate.

HEATING

Gas fired central heating via combination boiler (installed April 2026) and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (62). Please speak to a member of staff for a copy of the full Energy Performance Certificate. Note the EPC

was carried out prior to the installation of the new boiler.

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 | 17 mbps |
| Superfast | 80 mbps |
| Ultrafast | 1000 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.

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%)

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.





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

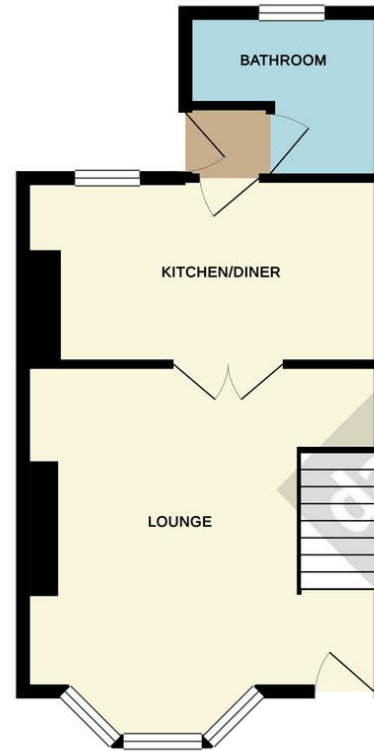
DH9 8AF

www.davidbailes.co.uk

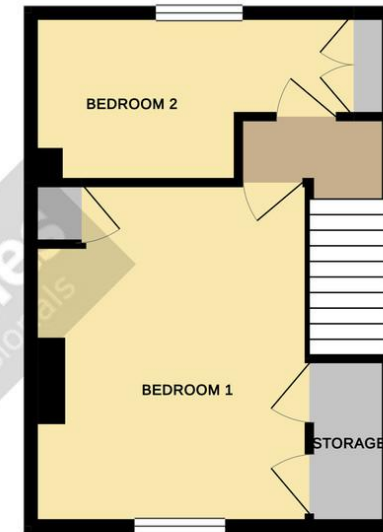
info@davidbailes.co.uk

01207231111

GROUND FLOOR 36.7 sq. m.
(395 sq. ft.)



1ST FLOOR 30.2 sq. m.
(325 sq. ft.)



TOTAL FLOOR AREA: 67.0 sq. m. (721 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 iMerge v2019.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | | |
| 55-68 | D | 62 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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