

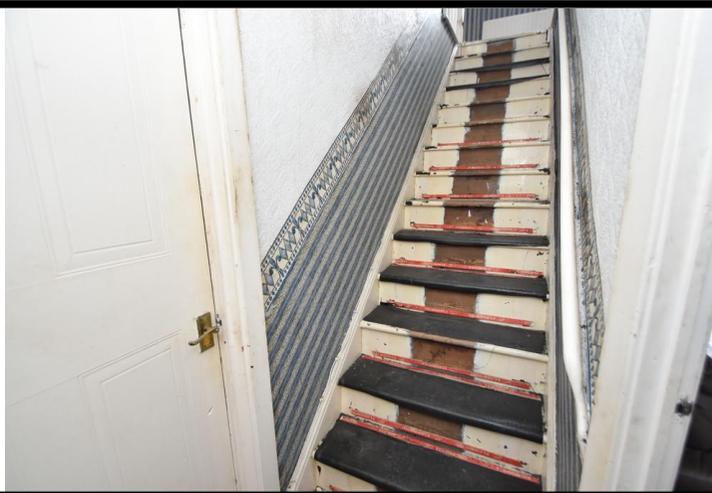


## Chaytor Terrace North | Craghead | Stanley | DH9 6AY

Offering an excellent opportunity to renovate and add value, this three-bedroom terraced house requires significant refurbishment and would appeal to investors, developers or buyers looking for a project. The accommodation comprises an entrance hallway, lounge, separate dining room, and a breakfasting kitchen to the ground floor. To the first floor there are three bedrooms and a shower room/WC. Externally, the property benefits from a large rear garden with potential to create off-street parking (requires official dropped curb). Further features include uPVC double glazing and solid fuel central heating. The property is freehold, Council Tax Band A, and has an EPC rating F (29) with potential to improve to C (72) following upgrades.

£85,000

- Three bedroom terraced house
- Ideal renovation or refurbishment project
- Excellent opportunity to add value
- Entrance hallway leading to lounge and dining room
- Breakfasting kitchen



## Property Description

### LOUNGE

18' 1" x 12' 2" (5.53m x 3.72m) uPVC double glazed sliding patio doors, open fire incorporating a solid fuel central heating boiler, uPVC double glazed window, double radiator and a door leading to the hallway.

### HALLWAY

uPVC double glazed exit door to the garden with matching window over, stairs to the first floor and a door to the dining room.

### DINING ROOM

10' 7" x 12' 3" (3.23m x 3.74m) under-stair storage cupboard, uPVC double glazed window, coving, double radiator, sliding door with glazed side windows to kitchen.

### BREAKFASTING KITCHEN

6' 11" x 15' 8" (2.11m x 4.78m) Fitted with a range of wall and base units with contrasting laminate worktops. Space for an

electric cooker, plumbed for a washing machine, stainless steel sink with vegetable drainer and mixer tap, space for additional appliances, uPVC double glazed windows and matching exit door.

### FIRST FLOOR

#### LANDING

6' 9" x 10' 0" (2.07m x 3.07m) uPVC double glazed window, loft access hatch, single radiator and doors to the bedrooms and shower room/WC.

#### BEDROOM 1 (TO THE REAR)

10' 10" x 13' 10" (maximum) (3.31m x 4.24m) Open fireplace, uPVC double glazed window, telephone point and a single radiator.

#### BEDROOM 2 (TO THE REAR)

9' 10" x 14' 0" (maximum) (3.02m x 4.27m) uPVC double glazed window, dado rail, telephone point and a single

radiator.

#### BEDROOM 3 (TO THE FRONT)

7' 10" x 8' 10" (2.40m x 2.70m) uPVC double glazed window and a single radiator.

#### SHOWER ROOM/WC

6' 9" x 8' 6" (2.08m x 2.61m) Thermostatic shower, glazed cubicle, PVC panelled walls, airing cupboard housing the hot water tank, uPVC double glazed window. Pedestal wash basin, WC and a chrome towel radiator.

#### EXTERNAL

##### TO THE FRONT

Paved patio with potential off-street parking for two vehicles (requires and official dropped curb).

##### TO THE REAR

Large garden with paved patio and large lawn. Enclosed by

mature hedge and timber fence.

#### HEATING

Solid fuel fired central heating via open fire and radiators.

#### GLAZING

uPVC double glazing installed.

#### ENERGY EFFICIENCY

EPC rating F (29). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

#### UTILITIES

The property is connected with a mains, water and electricity supply and is connected to the mains drainage. The street has a gas supply.

#### 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.

#### 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	8 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%), EE (63%), Three (72%).

#### 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

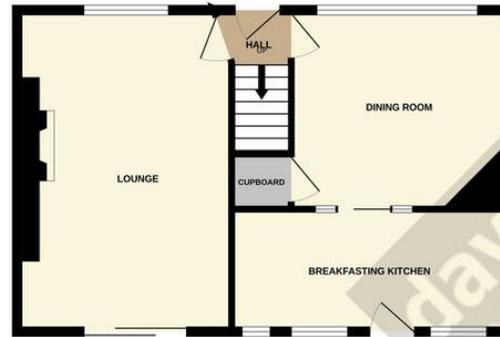
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01207231111

GROUND FLOOR  
45.2 sq.m. (486 sq.ft.) approx.



1ST FLOOR  
45.5 sq.m. (489 sq.ft.) approx.



TOTAL FLOOR AREA : 90.7 sq.m. (976 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		72 C
55-68	D		
39-54	E		
21-38	F	29 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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