



Edward Terrace | New Kyo | Stanley | DH9 7JW

Recently refurbished and ready to move into, this well-presented two-bedroom mid-terrace home is offered with no onward chain. The accommodation includes a comfortable lounge, a spacious kitchen/diner, two double bedrooms, and a first floor bathroom, all arranged over two floors. To the rear is a self-contained yard offering private outdoor space. Additional benefits include gas combi central heating, uPVC double glazing, freehold tenure, and an EPC rating of C (69). Located in Council Tax Band A, this property is ideal for first-time buyers or investors. Virtual tours are available on our website www.davibailes.co.uk.

£71,000

- Recently refurbished and ready for immediate occupation
- Offered with no onward chain
- Two double bedrooms and 1st floor bathroom
- Spacious kitchen/diner with good natural light



Property Description

LOUNGE

14' 2" x 15' 10" (4.34m x 4.85m) uPVC entrance door with uPVC double glazed windows, stairs to the first floor, base storage cupboard, laminae flooring, double radiator, coving, TV cables and a door to the kitchen/diner.

KITCHEN/DINER

8' 2" x 15' 10" (2.50m x 4.85m) Fitted with a range of wall and base units with contrasting laminate worktops and tiled splashbacks. Integrated electric oven, gas hob with extractor canopy over, stainless steel sink with mixer tap, plumbed for a washing machine, concealed gas combi central heating boiler, breakfast bar, laminate flooring, telephone point, single radiator, uPVC double glazed windows and matching rear exit door.

FIRST FLOOR

LANDING

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

BEDROOM 1 (TO THE FRONT)

12' 3" x 15' 10" (3.75m x 4.85m) uPVC double glazed window, double radiator and coving.

BEDROOM 2 (TO THE REAR)

7' 4" x 10' 4" (2.24m x 3.15m) uPVC double glazed windows, double radiator and coving.

BATHROOM

10' 6" x 5' 2" (3.21m x 1.60m) A white suite featuring a panelled bath with electric shower over, glazed screen, PVC panelled splash-backs. Pedestal wash basin, WC, single radiator, uPVC double glazed window and inset LED spotlights.

EXTERNAL

Self-contained yard.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating C (69). 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.

BROADBAND SPEEDS AVAILABLE

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.

Standard	7 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 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.

O2 (82%), Vodafone (74%), Three (62%), EE (78)

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

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GROUND FLOOR
32.3 sq.m. (347 sq.ft.) approx.

1ST FLOOR
32.6 sq.m. (351 sq.ft.) approx.



TOTAL FLOOR AREA: 64.8 sq.m. (698 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, symbols and fixtures and fittings 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	69 C	90 B
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 are 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

