



Avon Road, DH9 6JR
1 Bed - Bungalow - Terrace
£59,950

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* NO ONWARD CHAIN * END TERRACE BUNGALOW * PLEASANT OUTLOOK ACROSS GREEN SPACE * MODERN KITCHEN * SPACIOUS LOUNGE * ENCLOSED REAR YARD * GOOD ACCESS LINKS *

Offered for sale with no onward chain is this well-proportioned one bedroom end terrace bungalow, pleasantly positioned within the popular Avon Road area of Stanley. Benefitting from a nice outlook across neighbouring green space, a modern kitchen and spacious living room, the property should appeal to a variety of buyers.

The floorplan comprises an entrance lobby, good sized double bedroom, spacious and inviting lounge, rear lobby, modern kitchen and bathroom/WC.

Externally, the property benefits from an enclosed rear yard providing useful and low maintenance outside space, while its position provides a pleasant outlook across nearby green space.

Avon Road is conveniently situated for access to Stanley town centre, which offers a wide range of shops, supermarkets and everyday amenities. The area benefits from regular bus services, with bus stops conveniently located nearby, providing links into Stanley and towards surrounding towns and villages. Good road connections also provide straightforward access to Chester le Street, Consett, Durham and the wider North East, while nearby countryside and recreational facilities further enhance the appeal of the location.

Entrance Lobby

Lounge

12'1" x 11'9" (3.7 x 3.6)

Bedroom

11'9" x 8'10" (3.6 x 2.7)

Rear Lobby

Bathroom

6'6" x 5'10" (2 x 1.8)

Kitchen

13'1" x 5'10" (4 x 1.8)

AGENT'S NOTES

Council Tax: Durham County Council, Band A

Tenure: Freehold

EPC - C

Property Construction – Understood to be of standard construction.

Number & Types of Rooms – Please refer to the details and floorplan. All measurements are provided for guidance only.

Gas Supply – Mains

Electricity Supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile Phone Coverage – Please refer to the Ofcom website: <https://www.ofcom.org.uk>

Estimated Broadband Download Speeds – Please refer to the Ofcom website: <https://www.ofcom.org.uk>

Building Safety – The vendor is not aware of any building safety issues. However, we recommend that the purchaser instructs a chartered surveyor to confirm this.

Restrictions – Any covenants affecting the property are contained within the Land Registry Title Register, which is available for inspection.

Selective Licensing Area – Yes

Probate – Not applicable

Rights & Easements – None known.

Flood Risk – Please refer to the GOV.UK website: <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – Please refer to the GOV.UK website: <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – None known.

Planning Permission – We are not aware of any planning applications in the immediate area that would materially affect the property.

Accessibility/Adaptations – Steps down to rear yard

Mining Area – Coal Mining Reporting Area. Further searches may be required by your legal representative.

Disclaimer: Our particulars have been prepared in good faith using publicly available information and details provided by the vendor prior to marketing. Verification of this information, together with any additional details relating to Material Information Parts A, B and C, should be obtained from your legal representative or the relevant authorities before making any financial commitment. Robinsons accepts no liability for information that is subsequently amended or for any unintentional errors or omissions.

HMRC Compliance: Anti-money laundering regulations require estate agents to carry out identity checks on purchasers once an offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £42 (inc. VAT) per individual purchaser applies for carrying out these checks.



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Avon Road

Approximate Gross Internal Area

388 sq ft - 36 sq m

Bathroom

6'7 x 5'11

2.00 x 1.80m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	76
EU Directive 2002/91/EC		

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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