



## Charlotte Street | South Moor | Stanley | DH9 7AT

Available with NO UPPER CHAIN, this two-bedroom terraced house offers an excellent opportunity for first-time buyers or investors alike. The accommodation briefly comprises an entrance into a spacious lounge/diner, fitted kitchen and a ground floor bathroom/WC. To the first floor there is a landing leading to two bedrooms, both benefiting from built-in storage cupboards. Externally the property has a garden along with a rear yard providing outside space. Further benefits include gas combi central heating and full uPVC double glazing. Freehold tenure, Council Tax Band A and EPC rating D (68). 360° and walk-through virtual tours are available on our website.

**£55,000**

- Two bedroom terraced house
- Offered with NO UPPER CHAIN
- Ideal first-time buyer or investment opportunity
- Spacious lounge/diner
- Fitted kitchen



## Property Description

### LOUNGE/DINER

17' 7" x 14' 7" (5.38m x 4.47m) uPVC double glazed entrance door with matching windows. Feature inglenook, storage cupboard, stairs to the first floor, single radiator, TV aerial point, telephone point and a doorway to the kitchen.

### KITCHEN

6' 3" x 9' 10" (1.93m x 3.02m) Fitted with a range of wall and base units with contrasting laminate worktops and tiled splash-backs. Integrated fan assisted oven/grill, halogen hob, stainless steel splash-back and extractor canopy over. Stainless steel sink with mixer tap, plumbed for a washing machine, space for a free-standing fridge/freezer, uPVC double glazed window and matching exit door to yard plus a sliding door to the bathroom.

### BATHROOM

6' 5" x 4' 0" (1.96m x 1.22m) A white suite featuring a panelled bath with electric shower over. PVC panelled walls and ceiling,

pedestal wash basin, WC, single radiator, ceiling extractor fan and a uPVC double glazed window.

### FIRST FLOOR

#### LANDING

Loft access hatch and doors to the bedrooms.

#### BEDROOM 1 (TO THE FRONT)

11' 5" x 11' 8" (3.50m x 3.56m) Storage cupboard, uPVC double glazed window and a single radiator.

#### BEDROOM 2 (TO THE REAR)

6' 2" x 13' 3" (1.88m x 4.05m) Built-in storage cupboard, uPVC double glazed window and a single radiator.

#### TO THE FRONT

Low-maintenance garden enclosed by timber fence.

#### TO THE REAR

Self-contained yard with timber bin store.

#### HEATING

Gas fired central heating via combination boiler and radiators.

#### GLAZING

uPVC double glazing installed.

#### ENERGY EFFICIENCY

EPC rating D (68). 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

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
Superfast	80 mbps
Ultrafast	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 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%), Vodafone (74%), Three (72%), EE (63%)

## 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.

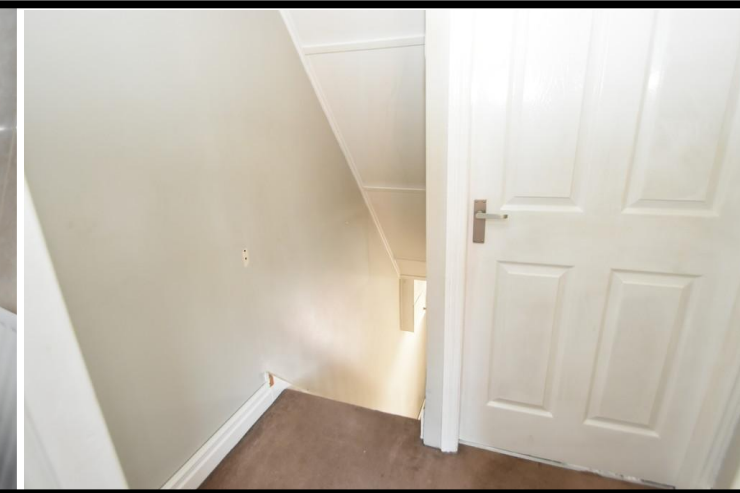
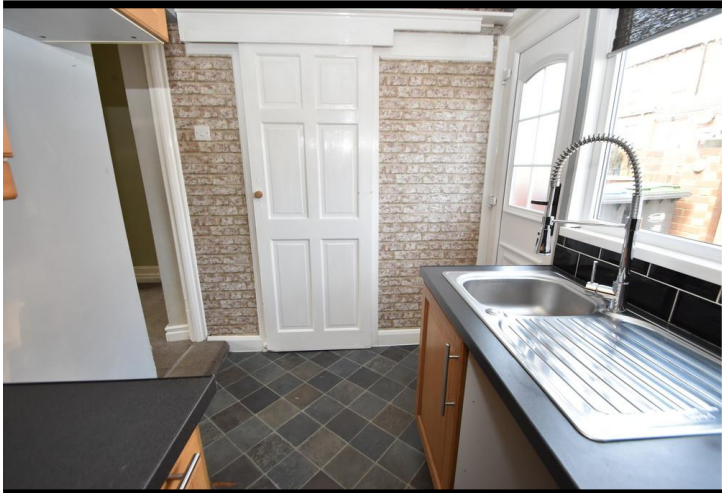
## MAKING AN OFFER

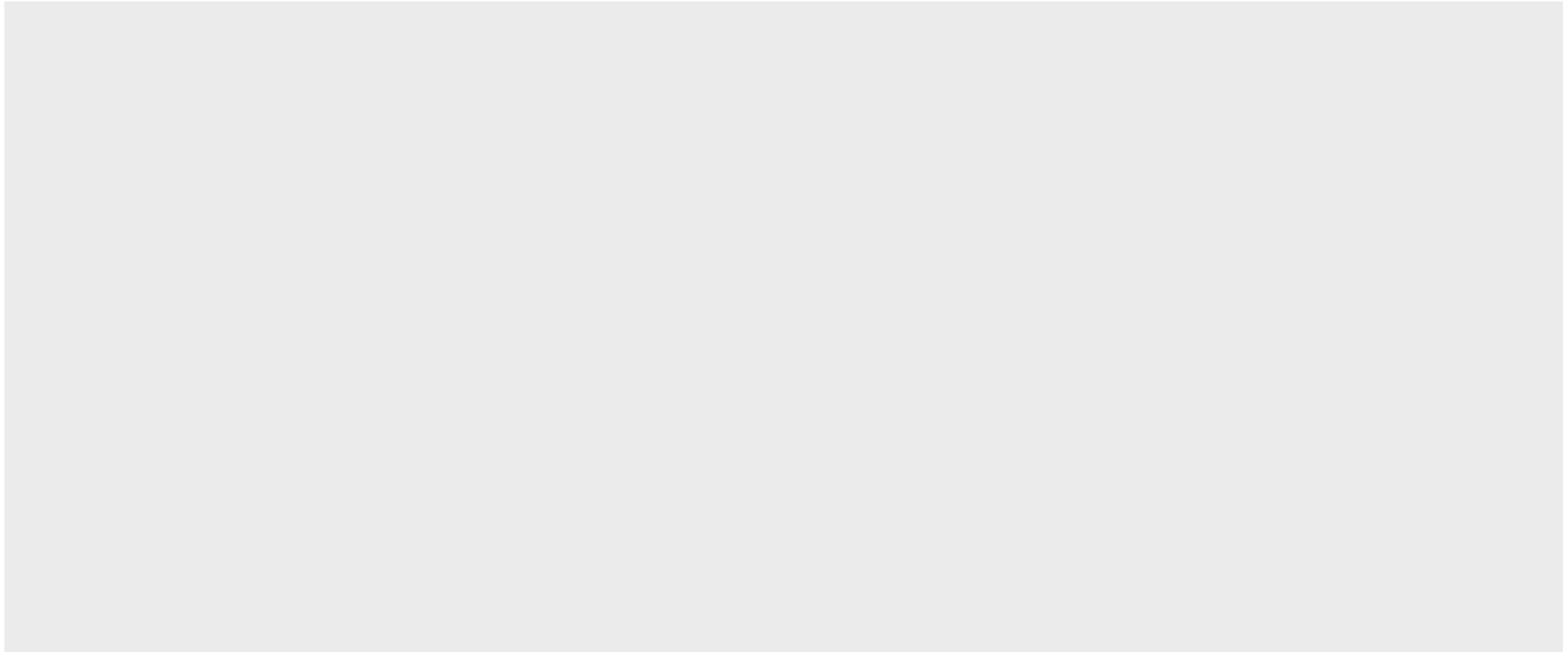
Please note that all offers will require financial verification

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.

## 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. **PROPERTY WILL REMAIN ON THE MARKET UNTIL EXCHANGE OF CONTRACTS AND WILL BE SUBJECT TO AN EXCHANGE DEADLINE**







## Tenure

Freehold

## Council Tax Band

A

## Viewing Arrangements

Strictly by appointment

## Contact Details

Anthony House

Anthony Street

Stanley

County Durham

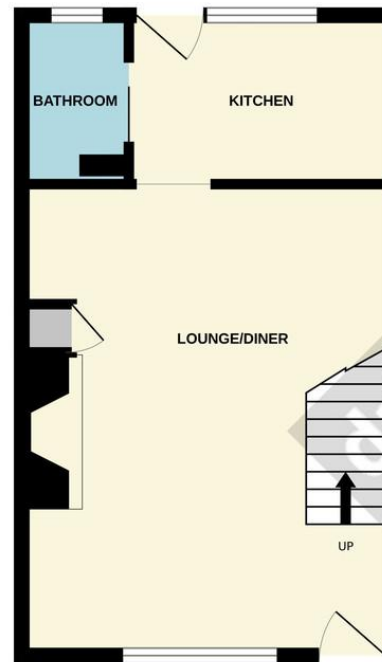
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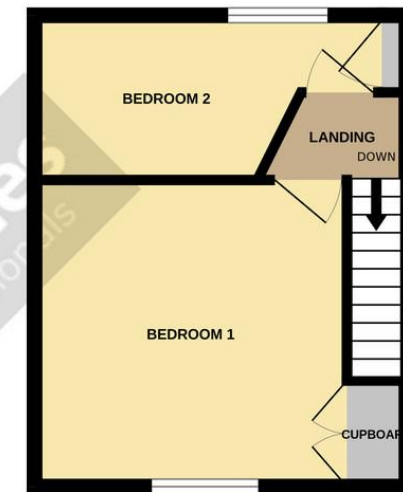
[info@davidbailes.co.uk](mailto:info@davidbailes.co.uk)

01207231111

GROUND FLOOR  
29.8 sq.m. (321 sq.ft.) approx.



1ST FLOOR  
22.8 sq.m. (245 sq.ft.) approx.



TOTAL FLOOR AREA: 52.6 sq.m. (566 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		89 B
69-80	C		
55-68	D	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 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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