



Eastfields | Stanley | Co. Durham | DH9 7DJ

A two bedroom mid-terraced house offered for sale with no upper chain, presenting an excellent opportunity for buyers seeking a refurbishment project. Requiring modernisation throughout, the property is ideal for investors or DIY enthusiasts looking to add value. The accommodation comprises an entrance lobby, hallway, spacious lounge/diner and kitchen. To the first floor are a landing, two double bedrooms and a bathroom. Externally, the property benefits from gardens to both the front and rear, brick tool shed plus public parking available to the rear. Further features include gas combi central heating and full uPVC double glazing. Freehold tenure, Council Taxband A, EPC rating D (63).

£60,000

- No upper chain – straightforward purchase
- Ideal refurbishment project with strong potential
- Suitable for investors or DIY buyers
- Two double bedrooms
- Spacious lounge/diner



Property Description

LOBBY

2' 7" x 2' 11" (0.80m x 0.91m) uPVC double glazed entrance door, door to hallway.

HALLWAY

Storage cupboards, stairs to the first floor, uPVC double glazed window, single radiator, telephone point and a door to the lounge/diner.

LOUNGE/DINER

19' 11" x 10' 8" (6.08m x 3.27m) A dual aspect room with wall mounted gas fire, double radiator, uPVC double glazed window and matching sliding patio doors, hard-wired smoke alarm and a door to the kitchen.

BREAKFASTING KITCHEN

11' 4" x 9' 0" (3.47m x 2.75m) Fitted with a range of wall and base units with laminate worktops and tiled splash-backs. Space for a slot-in gas cooker, stainless steel sink with mixer

tap, plumbed for a washing machine, double radiator, uPVC double glazed window and matching rear exit door to garden.

FIRST FLOOR

LANDING

Cupboard housing the gas combi central heating boiler, loft access hatch and doors to the bedrooms and bathroom.

BEDROOM 1 (TO THE FRONT)

8' 6" x 17' 0" (2.60m x 5.20m) Twin uPVC double glazed windows, storage cupboard and a single radiator.

BEDROOM 2 (TO THE REAR)

11' 2" x 8' 0" (3.41m x 2.46m) uPVC double glazed window and a single radiator.

BATHROOM

5' 5" x 8' 3" (1.67m x 2.53m) A white suite featuring a panelled bath with electric shower over, pedestal wash basin, WC, fully

tiled walls, single radiator, uPVC double glazed window, inset spotlights and extractor fan.

EXTERNAL

TO THE FRONT

Garden enclosed by timber fence overlooking a green.

TO THE REAR

Garden with brick-tool shed, enclosed by timber fence.

PARKING

Beyond the rear garden there are a generous number of public parking spaces.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (63). 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	16 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%), Three (72%), EE (63%)

SELECTIVE LICENSING

Please note that this property falls within the Local Authority Selective Licensing zone where a Landlord is required to register the property with the council every five years. Charges apply. Please visit www.durham.gov.uk/selectivelicensing for further information.

VIEWINGS

Strictly by appointment with David Bailes.





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

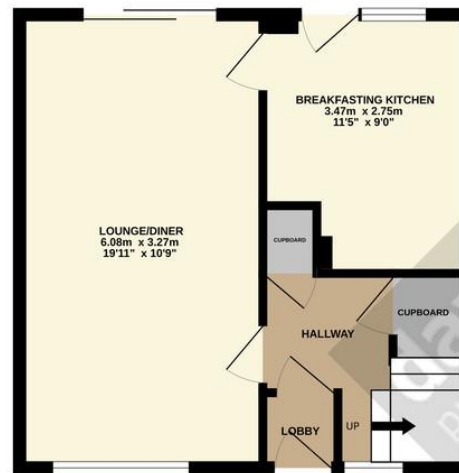
DH9 8AF

www.davidbailes.co.uk

info@davidbailes.co.uk

01207231111

GROUND FLOOR
36.4 sq.m. (392 sq.ft.) approx.



1ST FLOOR
36.3 sq.m. (391 sq.ft.) approx.



TOTAL FLOOR AREA: 72.8 sq.m. (783 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 Metropix ©2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 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

