

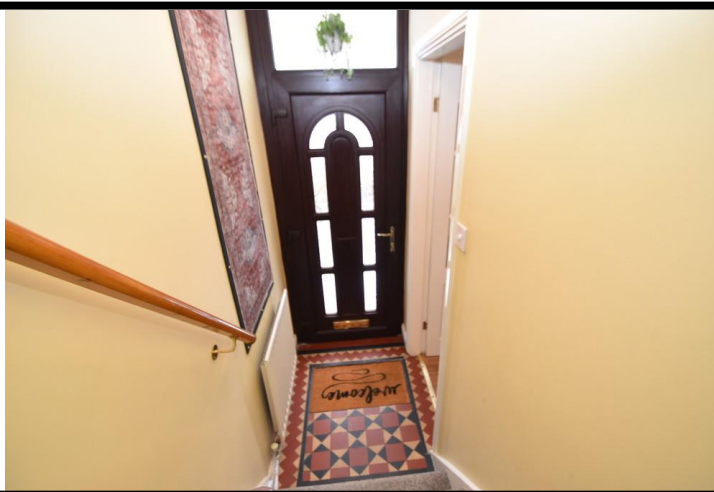


Derby Road | Stanley | Co. Durham | DH9 7NT

Located within walking distance of the town centre, this charming and well-presented two-bedroom home sits on a wide terrace and offers accommodation over two levels. The layout comprises an entrance hallway, lounge, breakfasting kitchen, first-floor landing, two bedrooms and a bathroom. Externally there is a generous yard providing excellent outdoor space. Further benefits include a modern gas combi boiler installed in 2024, uPVC double glazing with plantation shutters, freehold tenure, Council Tax band A and an EPC rating of D (64). A full suite of virtual tours, including a 360° walk-through, is available on our website.

£85,000

- Located within walking distance of Stanley town centre
- Well-presented two-bedroom mid-terrace home
- Lounge plus breakfasting kitchen
- Generous rear yard offering excellent outdoor space
- First-floor landing leading to two bedrooms and bathroom



Property Description

HALLWAY

uPVC double glazed entrance door with matching window over, tiled floor, stairs to the first floor, single radiator, coving and a glazed door to the lounge.

LOUNGE

15' 2" x 11' 8" (4.63m x 3.57m) Feature fire surround with marble inlay and hearth, inset living flame gas fire, dado rail, coving, laminate flooring, under-stair storage cupboard, uPVC double glazed window with plantation shutters, double radiator, TV aerial and telephone points and a folding door leading into the breakfasting kitchen.

BREAKFASTING KITCHEN

7' 10" x 15' 1" (2.40m x 4.61m) Fitted with a range of wall and base units with contrasting laminate worktops and tiled splash-backs. Integrated fan assisted electric oven/grill, four ring gas hob with glass splash-back and extractor canopy over. Raised enamel sink with professional style tap and vegetable drainer,

wall mounted gas combi central heating boiler (installed 2024), plumbed for a washing machine space for a fridge/freezer, built-in wine rack, space for a breakfast table, double radiator, coving, uPVC double glazed windows and matching rear exit door to the yard.

FIRST FLOOR

LANDING

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

BEDROOM 1 (TO THE FRONT)

19' 2" x 11' 8" (maximum) (5.85m x 3.56m) Feature ornamental cast iron fire surround, fitted wardrobe with sliding mirrored doors, additional storage cupboard with hanging rail and shelves, uPVC double glazed window, double radiator and coving.

BEDROOM 2 (TO THE REAR)

10' 11" x 9' 4" (into wardrobe) (3.35m x 2.85m) Fitted wardrobe with sliding mirrored doors, shelving to alcove, uPVC double glazed window, double radiator and coving.

BATHROOM

7' 5" x 5' 4" (2.27m x 1.64m) A white suite with panelled bath, thermostatic shower over, glazed screen and tiled splash-backs. Glass bowl wash basin with base storage, WC, white towel radiator, uPVC double glazed frosted window and a PVC panelled ceiling.

EXTERNAL

TO THE FRONT

Modest forecourt garden.

TO THE REAR

A generous self-contained yard with patio area, steps lead to a further patio where there is a large metal shed and twin gates

to the rear lane providing the potential for off-street parking (if the shed was removed or re-located).

HEATING

Gas fired central heating via combination boiler (installed 2024) and radiators.

GLAZING

uPVC double glazing installed, most with plantation style shutters.

ENERGY EFFICIENCY

EPC rating D (64). 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 AVAILABILITY

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	17 mbps
Superfast	80 mbps
Ultrafast	10000 mbps

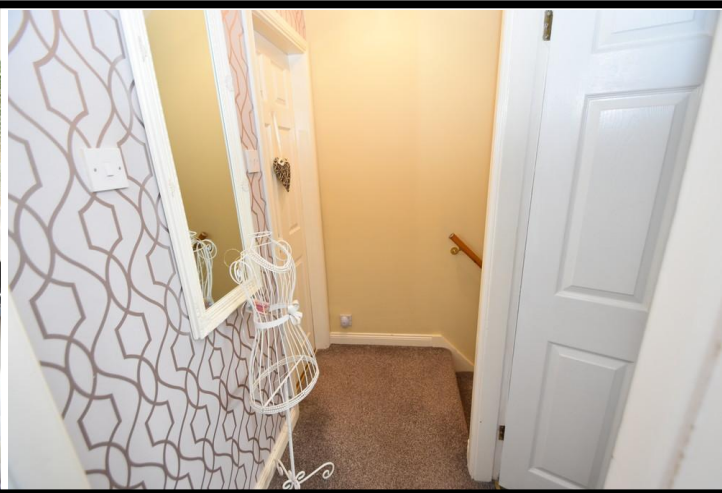
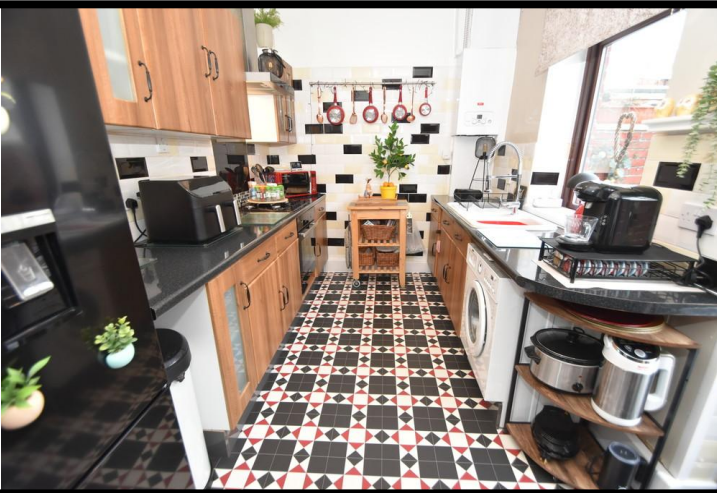
MOBILE PHONE COVERAGE

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 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.

O2 (80%), Vodaphone (71%), EE (68%), Three (62%).

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

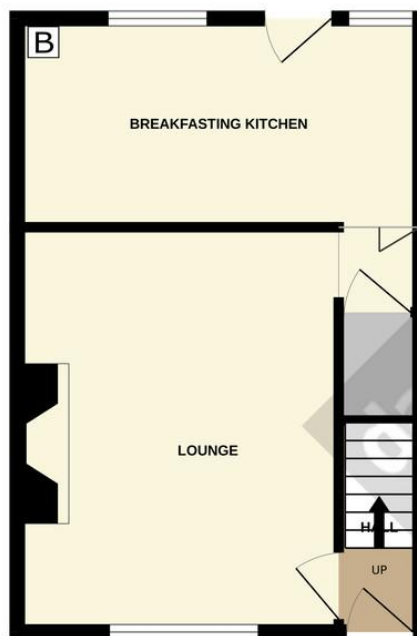
DH9 8AF

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01207231111

GROUND FLOOR
31.4 sq.m. (338 sq.ft.) approx.



1ST FLOOR
31.4 sq.m. (338 sq.ft.) approx.



TOTAL FLOOR AREA: 62.9 sq.m. (677 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		74 C
55-68	D	64 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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