



Charlotte Street | South Moor | Stanley | DH9 7AT

A beautifully refurbished two-bedroom stone-built mid terrace offered for sale with no upper chain, ideally located on Charlotte Street, South Moor. Finished to a high standard throughout, the property provides a warm and stylish home ready to move straight into. The accommodation briefly comprises an entrance lobby, cosy lounge with feature fireplace, and a modern fitted kitchen/diner with integrated oven. To the first floor are two generously sized double bedrooms and an attractive contemporary bathroom suite. Further benefits include newly installed gas combi central heating and full uPVC double glazing. Externally, there is on-street parking to the front and an enclosed rear yard with gated access. Freehold tenure, Council Tax band A, EPC rating D (61). 360° and walk-through virtual tours available.

£69,950

- Refurbished two-bedroom mid terrace
- No upper chain – ready to move into
- Stone-built property with character
- Modern fitted kitchen/diner
- Cosy lounge with feature fireplace



Property Description

ENTRANCE LOBBY

Composite entrance door, stairs to the first floor and a door to the lounge.

LOUNGE

14' 11" x 13' 11" (4.55m x 4.26m) Feature fireplace with inset electric fire, decorative wallpaper to one alcove, double radiator, uPVC double glazed window, under-stair storage cupboard, coving and a door leading to the kitchen/diner

KITCHEN/DINER

14' 11" x 8' 5" (4.55m x 2.58m) Fitted with a modern range of wall and base units with complimentary contrasting laminate worktops and tiled splash backs. Integrated oven/grill, gas cooking hob with extractor canopy over. Stainless steel sink with vegetable drainer and mixer tap, plumbed for washing machine, wall mounted gas combi central heating boiler, double radiator, two uPVC double glazed windows, hard-wired smoke alarm and a composite door to the rear yard.

FIRST FLOOR

LANDING

Loft access hatch (loft boarded for storage), hard-wired smoke alarm and doors leading to the bedrooms and bathroom.

BEDROOM 1 (TO THE FRONT)

14' 11" x 13' 1" (4.56m x 4.01m) A spacious room fitted with large alcove, uPVC double glazed window, coving and a double radiator.

BEDROOM 2 (TO THE REAR)

9' 2" x 8' 7" (2.81m x 2.62m) uPVC double glazed window, coving and a double radiator.

BATHROOM

6' 3" x 5' 11" (1.93m x 1.82m) Fitted with a white suite featuring a curved panelled bath with shower fitment over, curved shower screen, tiled splash-backs, pedestal wash basin, WC, chrome towel radiator, uPVC double glazed window.

EXTERNAL

TO THE REAR

Large self-contained yard.

HEATING

Gas fired central heating via a newly installed combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (61). 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 Taxband 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
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%).

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

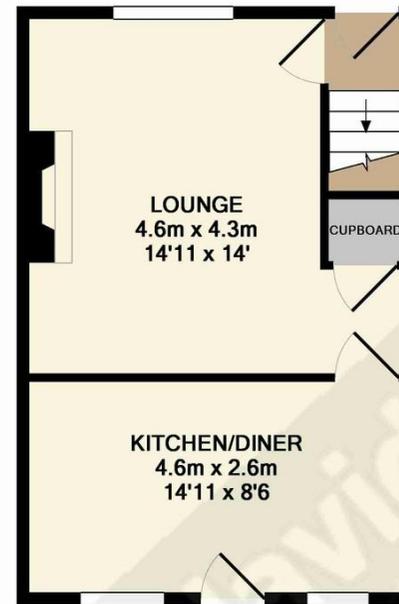
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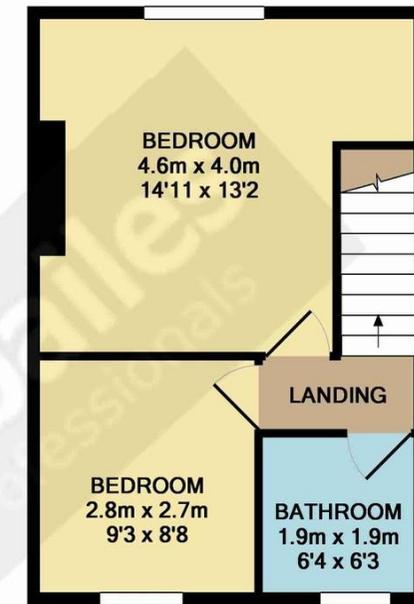
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GROUND FLOOR
APPROX. FLOOR
AREA 31.1 SQ.M.
(335 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 30.5 SQ.M.
(329 SQ.FT.)

TOTAL APPROX. FLOOR AREA 61.7 SQ.M. (664 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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