

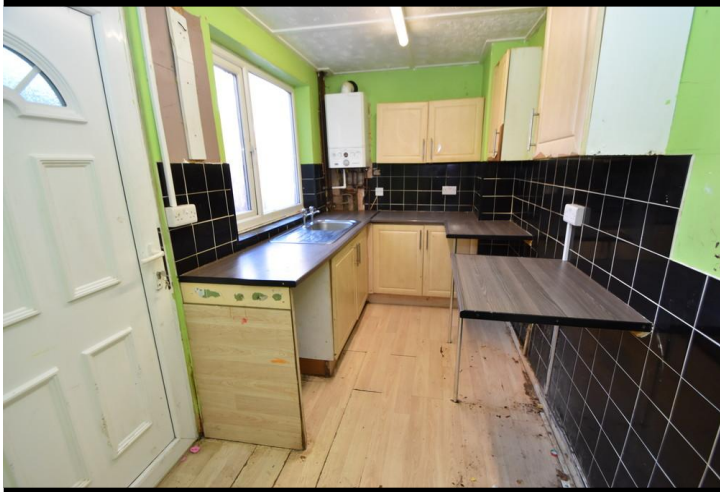


Park Road | South Moor | Stanley | DH9 7AL

This large three bedroom terraced house is in need of a refurbishment in order to bring it back to life. The accommodation comprises a lobby, lounge, dining room, kitchen and ground floor WC/utility. To the first floor there is a landing, three bedrooms and a bathroom plus a self-contained yard to the rear with twin gates providing off-street parking for a small car. Gas combi central heating, uPVC double glazing, freehold tenure, Council Tax band A, EPC rating D (66). 360 degree and walk-through virtual tours available.

£57,500

- Spacious three-bedroom terraced house
- Requires refurbishment – ideal project opportunity
- Lounge and separate dining room
- Kitchen plus ground floor WC/utility
- First floor landing with three bedrooms



Property Description

LOBBY

4' 5" x 3' 3" (1.36m x 1.01m) uPVC double glazed entrance door with matching window over, door to the lounge.

LOUNGE

12' 11" x 16' 11" (3.94m x 5.18m) Gas fire, uPVC double glazed windows, double radiator, dado rail and a large opening to the dining room.

DINING ROOM

13' 4" x 16' 11" (4.07m x 5.18m) uPVC double glazed window, stairs to the first floor, telephone point, dado rail, double radiator and doors to the kitchen and ground floor WC/utility room.

KITCHEN

11' 10" x 6' 2" (3.62m x 1.88m) Fitted with a range of wall and base units with contrasting laminate worktops and tiled splash-backs. Space for a cooker, stainless steel sink, laminate

flooring, wall mounted gas combi central heating boiler, loft access hatch, uPVC double glazed window and matching rear exit door.

WC/UTILITY ROOM

9' 4" x 4' 9" (2.86m x 1.45m) Pedestal wash basin, WC, laminate worktop, plumbed for a washing machine, fully tiled walls and floor, vaulted ceiling and uPVC double glazed windows.

FIRST FLOOR

LANDING

Loft access hatch, dado rail and doors to the bedrooms and bathroom.

BEDROOM 1 (TO THE FRONT)

13' 4" x 11' 6" (4.07m x 3.52m) uPVC double glazed windows and a single radiator.

BEDROOM 2 (TO THE REAR)

13' 5" x 10' 2" (4.11m x 3.11m) uPVC double glazed window and a single radiator.

BEDROOM 3 (TO THE FRONT)

10' 2" x 5' 4" (3.10m x 1.63m) uPVC double glazed window and a single radiator.

BATHROOM

7' 5" x 6' 5" (2.27m x 1.98m) A panelled bath with pedestal wash basin, WC, uPVC double glazed window and a single radiator.

EXTERNAL

TO THE FRONT

A forecourt garden enclosed by brick wall and gate.

TO THE REAR

Self-contained yard.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (66). 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.

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	15 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.

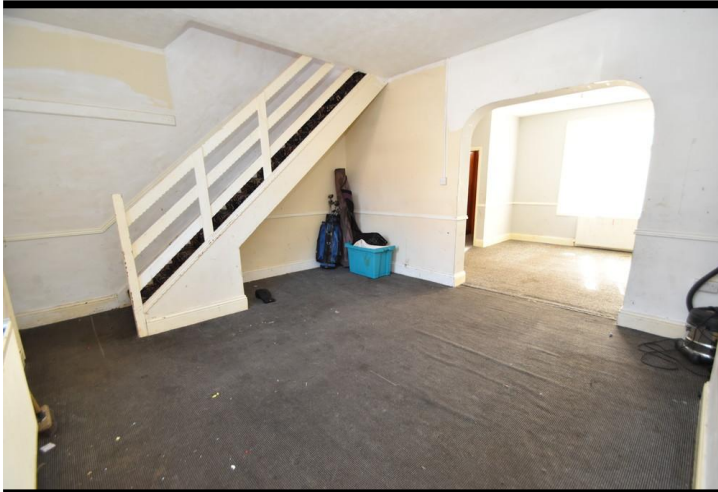
O2 (77%), Vodaphone (74%), Three (72%), EE (63%)

MINING

The property is located within a former mining area.

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

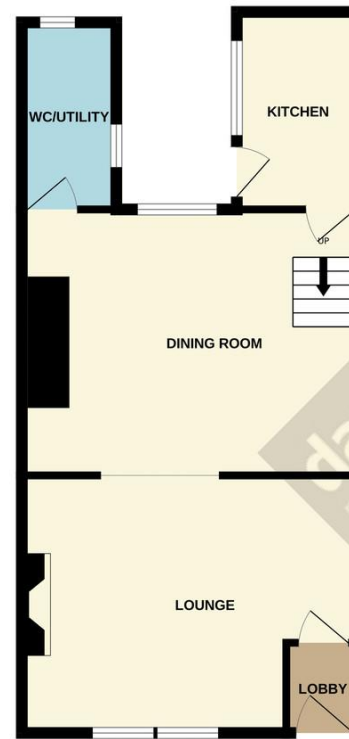
DH9 8AF

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01207231111

GROUND FLOOR
49.5 sq.m. (532 sq.ft.) approx.



1ST FLOOR
40.3 sq.m. (434 sq.ft.) approx.



TOTAL FLOOR AREA: 89.8 sq.m. (967 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		83 B
69-80	C		
55-68	D	66 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

