

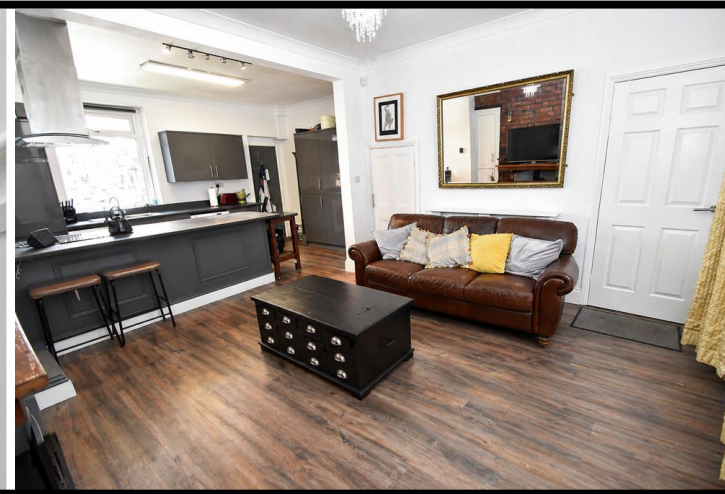
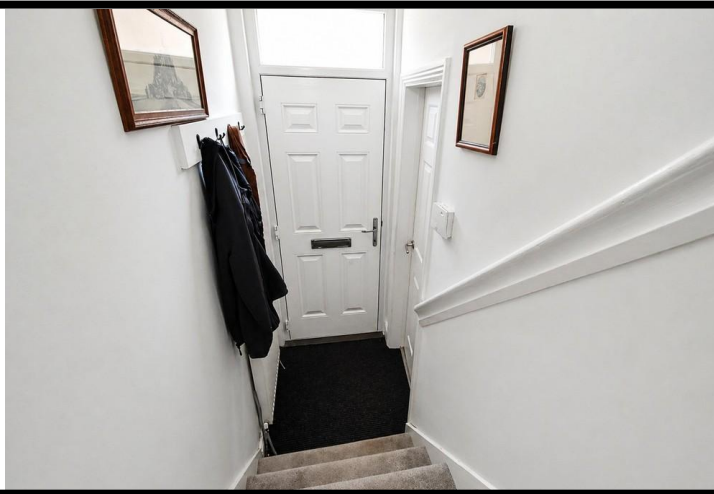
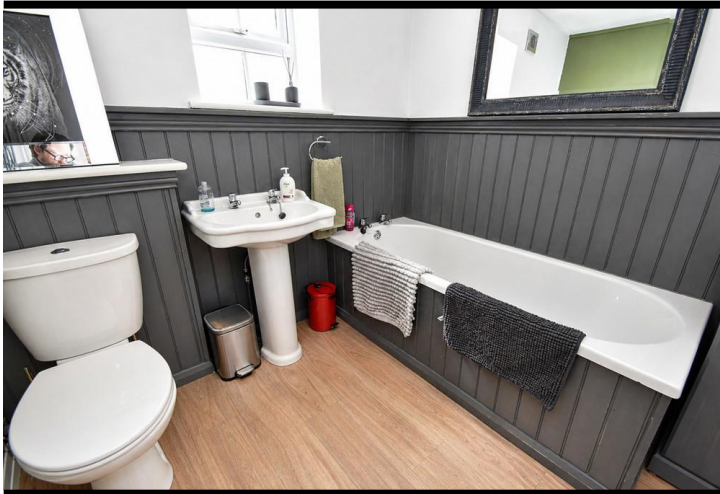


Roseberry Street | No Place | Stanley | DH9 0QR

A superbly presented two-bedroom terraced home offering a stylish blend of contemporary design and traditional charm. The property features an impressive open-plan living space with a cosy log burner, flowing seamlessly into a modern fitted kitchen—ideal for both everyday living and entertaining. The accommodation comprises an entrance hallway, lounge, open-plan kitchen, rear hallway and a ground floor bathroom. To the first floor are two generous double bedrooms and a modern shower room/WC. Externally, there is a self-contained rear yard with twin gates providing off-street parking, along with a large attached workshop/storage space. Further benefits include gas combi central heating, uPVC double glazing, freehold tenure, EPC rating C (72) and Council Tax band A. 360° and walk-through virtual tours available.

Offers In The Region Of £79,950

- Stylish two-bedroom terraced house
- Attractive blend of modern and traditional features
- Open-plan lounge with feature log burner
- Modern fitted kitchen ideal for entertaining
- Two spacious double bedrooms



Property Description

HALLWAY

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

LOUNGE

11' 10" x 13' 6" (3.63m x 4.14m) Feature log burning stove (Vendor arranging HETAS certificate) with brick fire surround, storage cupboards, laminate flooring, uPVC double glazed window, double radiator with cover and a large opening to the breakfasting kitchen.

BREAKFASTING KITCHEN

9' 3" x 14' 6" (2.83m x 4.44m) A contemporary kitchen finished in high gloss grey with a range of wall and base units with soft closing doors and drawers and extended laminate worktops creating a large breakfast bar and matching upturns. Integrated fan assisted electric oven/grill, induction hob with extractor canopy over. Integrated fridge/freezer, plumbed for a

washing machine and also for a dishwasher, stainless steel sink with mixer tap, chrome towel radiator, concealed gas combi central heating boiler, wall mounted extractor fan, uPVC double glazed window, laminate flooring and a door to the rear hallway.

REAR HALLWAY

2' 10" x 6' 10" (0.88m x 2.10m) Laminate flooring, rear exit door to yard and a door to the bathroom.

BATHROOM

7' 3" x 6' 10" (2.22m x 2.10m) A lovely white suite featuring a panelled bath, pedestal wash basin, WC, part panelled walls, laminate flooring, extractor fan, single radiator and a uPVC double glazed window.

FIRST FLOOR

LANDING

3' 8" x 6' 5" (1.13m x 1.98m) Loft access hatch and doors to

the bedrooms and shower room.

BEDROOM 1 (TO THE FRONT)

13' 5" (maximum) x 13' 9" (4.10m x 4.20m) Storage cupboard, uPVC double glazed window, picture rail and a single radiator.

BEDROOM 2 (TO THE REAR)

10' 4" x 10' 3" (3.17m x 3.13m) uPVC double glazed window and a single radiator.

SHOWER ROOM/WC

3' 6" x 6' 5" (1.08m x 1.98m) Thermostatic shower in a glazed cubicle with tiled slash-backs, wash basin with base storage, WC, chrome towel radiator, tiled floor and a ceiling extractor fan.

EXTERNAL TO THE REAR

Self-contained yard with cold water supply tap, twin gates providing access to park a car and access to the workshop.

WORKSHOP/STORAGE

9' 3" x 6' 10" (2.84m x 2.10m) A useful storage workshop accessed from the rear yard.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating C (72). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

SECURITY

Infra red alarm system installed.

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	17 mbps
Super-fast	- No record
Ultra-fast	1800 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%), Vodafone (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

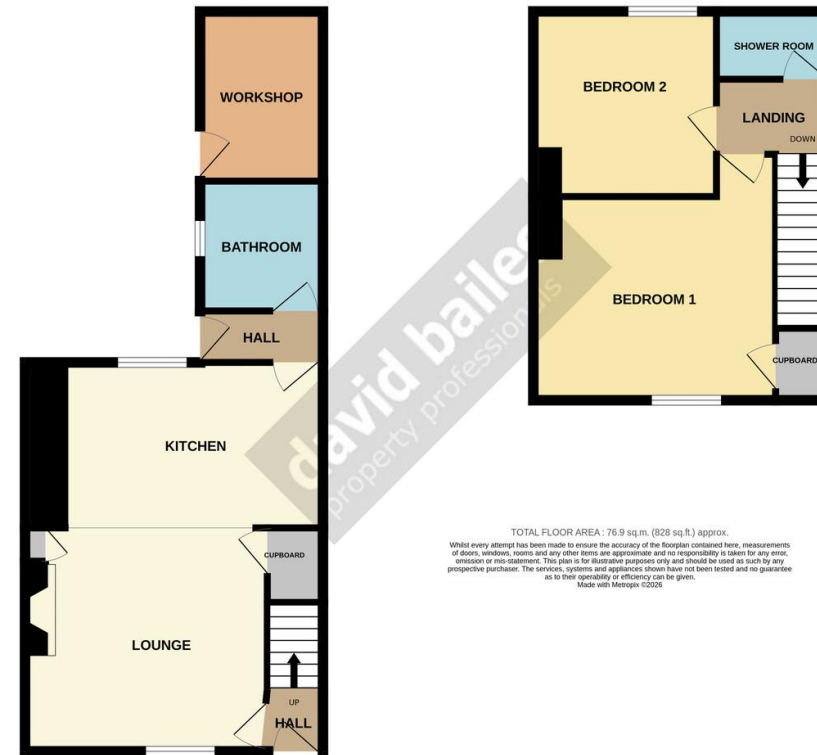
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01207231111

GROUND FLOOR
43.8 sq.m. (472 sq.ft.) approx.

1ST FLOOR
33.1 sq.m. (356 sq.ft.) approx.



TOTAL FLOOR AREA: 76.9 sq.m. (828 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	72 C	78 C
55-68	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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