



## Chaucer Close | East Stanley | Co. Durham | DH9 6TU

A well presented three bedroom terraced house available with no upper chain (tenants vacating end of June 2026), making it an ideal purchase for first-time buyers or investors alike. The property offers spacious accommodation throughout, briefly comprising of an entrance hallway, lounge/diner and fitted kitchen with integrated oven, along with a rear hallway providing access to a large walk-in storage cupboard and ground floor WC. To the first floor there is a landing, three well-proportioned bedrooms and a bathroom. Externally there are gardens to both the front and rear. Freehold, Council Tax band A, EPC rating C (72). 360 degree and walk-through virtual tours available.

£128,000

- Well presented three bedroom terraced house
- No upper chain (tenants vacating end of June 2026)
- Ideal for first-time buyers or investors
- Spacious lounge/diner
- Fitted kitchen with integrated oven



## Property Description

### HALLWAY

7' 3" x 5' 10" (2.22m x 1.80m) Composite double glazed entrance door, stairs to the first floor, telephone point, double radiator, coving and a door to the lounge/diner.

### LOUNGE/DINER

18' 1" x 12' 5" (5.53m x 3.80m) A spacious room with feature fire surround, uPVC double glazed window, TV aerial point, double radiator, door to the rear hallway and an opening to the kitchen.

### KITCHEN

7' 3" x 12' 5" (2.23m x 3.80m) Fitted with a range of high-gloss wall and base units with contrasting laminate worktops and tiled splash-backs. Integrated fan assisted electric oven/grill, halogen hob with extractor canopy over. Stainless steel sink with mixer tap, plumbed for a washing machine, space for a free-standing fridge/freezer, tiled floor, uPVC double glazed window, coving and a double radiator.

### REAR HALLWAY

Large walk-in storage cupboard, double radiator, door to the WC and a uPVC double glazed rear exit door.

### WC

7' 3" x 2' 7" (2.21m x 0.80m) Vanity wash basin with base storage, WC, uPVC double glazed window, part tiled walls and tiled floor.

### FIRST FLOOR

#### LANDING

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

#### BEDROOM 1 (TO THE REAR)

10' 7" x 12' 5" (3.25m x 3.80m) Storage cupboard, uPVC double glazed window, double radiator and coving.

#### BEDROOM 2 (TO THE FRONT)

11' 10" x 9' 6" (3.62m x 2.91m) Storage cupboard, uPVC double glazed window, double radiator and coving.

#### BEDROOM 3 (TO THE FRONT)

6' 8" x 8' 10" (2.05m x 2.70m) uPVC double glazed window, double radiator and coving.

#### BATHROOM

7' 3" x 6' 0" (2.22m x 1.85m) A large corner bath with thermostatic mains-fed shower over, curtain and rail, vanity wash basin with base storage, WC, part-tiled walls, dado rail, laminate flooring, white towel radiator and a uPVC double glazed window.

#### EXTERNAL

##### TO THE FRONT

Open-plan lawn.

#### TO THE REAR

A self-contained garden enclosed by timber fence and gate with cold water supply tap, outside electrical socket, patio, lawn, barked play area and brick barbeque.

#### PARKING

There are public parking spaces within cul-de-sacs to the front and rear.

#### 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.

#### 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	78 mbps

Ultra-fast 1000 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.

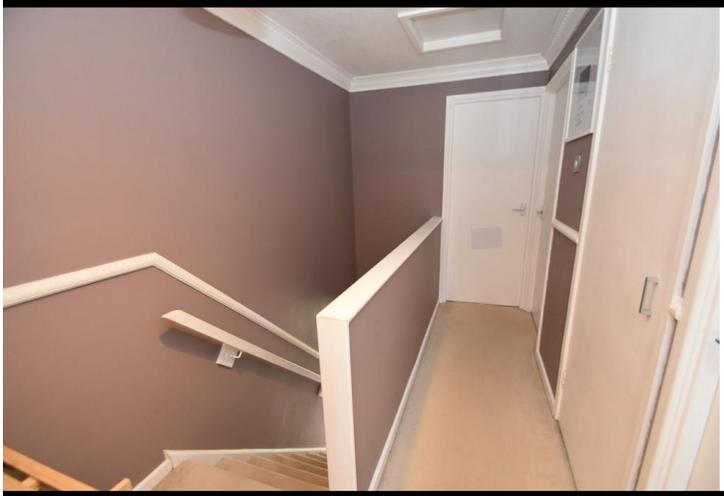
This shows the percentage of measurements across your postal district over the last 12 months that can successfully stream video or make a video call if they have coverage.

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

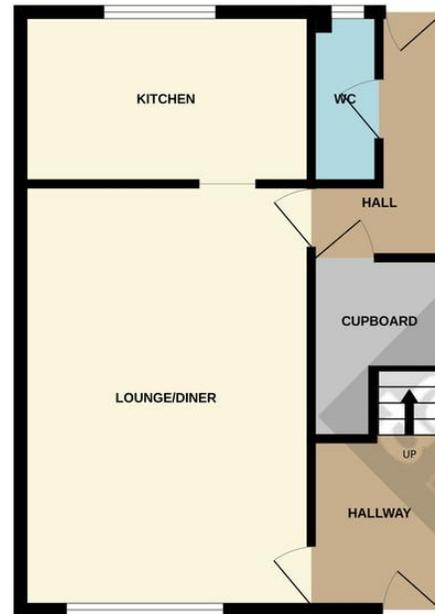
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01207231111

GROUND FLOOR  
43.3 sq.m. (466 sq.ft.) approx.



1ST FLOOR  
43.8 sq.m. (471 sq.ft.) approx.



TOTAL FLOOR AREA: 87.0 sq.m. (937 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		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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