



## Edward Street | Craghead | Stanley | DH9 6EG

Located within the heart of the village, this surprisingly spacious two bedroom end-terraced house offers excellent value and versatility, further enhanced by a new kitchen with oven, garage, garden and rear yard. The property has been well insulated and is offered with no upper chain, making it an ideal choice for buyers seeking a smooth and speedy move. The accommodation has all new carpets and briefly comprises a conservatory porch, a generous lounge/diner, and a new breakfasting kitchen fitted with an integrated oven. To the first floor, there is a landing, two well-proportioned double bedrooms, and a bathroom/WC. Externally, the property benefits from outdoor space to the rear, a separate garden, and a garage, providing valuable storage and parking options rarely found at this price point. Further features include gas combi central heating, freehold tenure, Council Tax Band A, and an EPC rating of D (60).

**£85,000**

- End-terraced house in the heart of the village
- Surprisingly spacious with two bedrooms
- No upper chain – ideal for a quick move
- Garden, rear yard and garage
- Large lounge/diner
- New breakfasting kitchen with integrated oven.



## Property Description

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### CONSERVATORY/PORCH

4' 3" (maximum) x 6' 11" (1.32m x 2.12m) Wooden frame with single glazed windows and door. Tiled floor, wall light and a composite double glazed door opens to the lounge/diner.

### LOUNGE AREA

15' 6" x 17' 11" (4.74m x 5.48m) Feature wood fire surround with marble inlay and hearth, inset living flame gas fire. Laminate flooring, uPVC double glazed window, stairs to the first floor, dado rail, wall lights, double radiators, TV cables and telephone point, large opening to the dining area.

### DINING AREA

4' 4" x 15' 1" (1.34m x 4.60m) Under-stair storage cupboard, laminate flooring, double radiator, wall lights, telephone point and a glazed door to the breakfasting kitchen.

### BREAKFASTING KITCHEN

16' 7" x 9' 0" (5.07m x 2.75m) The kitchen is newly fitted with an attractive range of Shaker-style base units, finished in a

deep matt blue and complemented by butcher's block-effect laminate worktops. Integrated appliances include a fan-assisted electric oven/grill with a halogen hob, tiled splash-backs and an extractor canopy above. Further features include a stainless steel sink with mixer tap, plumbing for a washing machine, a breakfast bar, and space for a fridge/freezer and additional appliances. The room also houses a wall-mounted Baxi gas combi boiler and benefits from two uPVC double-glazed windows, a double radiator, part-panelled walls to dado rail height, and a composite double-glazed door providing access to the rear yard.

### FIRST FLOOR

#### LANDING

4' 5" x 17' 11" (1.35m x 5.48m) Cupboard concealing the electric meter and consumer unit. uPVC double glazed window and doors lead to the bedrooms and bathroom/WC.

#### BEDROOM 1 (TO THE FRONT)

15' 7" x 9' 8" (4.75m x 2.97m) Fitted wardrobes, uPVC double glazed window and a single radiator.

#### BEDROOM 2 (TO THE FRONT)

15' 7" x 7' 8" (4.75m x 2.34m) uPVC double glazed window, double radiator, telephone points and a loft access hatch.

#### BATHROOM

10' 2" x 9' 0" (3.10m x 2.75m) The bathroom is fitted with a white suite comprising a panelled bath, separate electric shower within a glazed cubicle, pedestal wash basin and WC. Additional features include an airing cupboard, tiled flooring, double radiator, chrome towel rail, and a wall-mounted extractor fan. The room is further enhanced by a uPVC double-glazed frosted window and PVC panelled walls and ceiling, incorporating inset LED spotlights.

#### TO THE FRONT

The property enjoys a relatively low-maintenance, south-west facing garden, enclosed by a combination of brick walling, railings and gated access. The garden features a timber decked area alongside a gravelled section, bordered by a variety of established bushes and shrubs, creating an attractive outdoor space ideal for relaxing.

#### TO THE REAR

Self-contained yard with cold water supply tap.

#### GARAGE

19' 8" x 8' 5" (6.00m x 2.58m) A detached single garage adjacent in a block of two with an up and over door.

#### HEATING

Gas fired central heating via combination boiler and radiators.

#### GLAZING

uPVC double glazing installed.

#### ENERGY EFFICIENCY

EPC rating D (60). 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	4 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 (75%), Vodafone (72%), EE (67%), Three (62%).

#### 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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[info@davidbailes.co.uk](mailto:info@davidbailes.co.uk)

01207231111

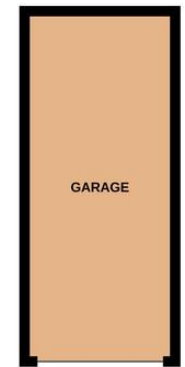
GROUND FLOOR  
48.3 sq.m. (520 sq.ft.) approx.



1ST FLOOR  
41.2 sq.m. (444 sq.ft.) approx.



GARAGE  
15.5 sq.m. (167 sq.ft.) approx.



TOTAL FLOOR AREA: 105.0 sq.m. (1130 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		69 C
55-68	D	60 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

