



King Edward VIII Terrace | Shield Row | Stanley | DH9 0HH

£89,950

Available with NO UPPER CHAIN, this well-presented three bedroom terraced house is located within a popular residential row and offers excellent value for buyers and investors alike. The accommodation briefly comprises an entrance hallway, comfortable lounge, and a spacious kitchen/diner ideal for everyday living. To the first floor are three well-proportioned bedrooms and a modern shower room/WC. Externally, the property benefits from a garden and private yard, with potential for off-street parking (just requires an official dropped curb). Further advantages include gas combi central heating, uPVC double glazing, freehold tenure, Council Tax Band A, and an EPC rating of C (75), helping to keep running costs low. Virtual tours are available on our website, allowing you to explore the home before arranging a viewing. Early viewing is recommended.

- Three bedroom terraced house
- No upper chain
- Popular residential row
- Garden and private yard
- Potential for off-street parking



Property Description

HALL

uPVC double glazed entrance door, double radiator, stairs to the first floor and a door to the lounge.

LOUNGE

13' 4" x 14' 2" (4.08m x 4.32m) Under-stair storage cupboard, uPVC double glazed window, double radiator, dado rail, coving, TV cables, aerial and telephone point and a door to the kitchen/diner.

KITCHEN/DINER

8' 2" x 17' 5" (2.50m x 5.32m) Fitted with a range of wall and base units with contrasting laminate worktops and fully tiled walls and floor. Slot-in electric cooker with extractor fan over. Sink with vegetable drainer and mixer tap, plumbed for a washing machine, wall mounted gas combi central heating boiler, double radiator, coving, uPVC double glazed window and matching rear exit door to the yard.

FIRST FLOOR

LANDING

Loft access hatch, telephone point, coving and doors to the bedrooms and shower room.

BEDROOM 1 (TO THE REAR)

11' 8" x 8' 5" (3.58m x 2.57m) uPVC double glazed window, single radiator and coving.

BEDROOM 2 (TO THE FRONT)

10' 0" x 8' 5" (3.06m x 2.57m) uPVC double glazed window, single radiator and coving.

BEDROOM 3 (TO THE REAR)

8' 4" x 8' 9" (2.56m x 2.68m) uPVC double glazed window, single radiator dado rail and coving.

SHOWER ROOM/WC

6' 7" x 8' 9" (2.01m x 2.68m) A modern white suite featuring a

walk-in glazed cubicle with thermostatic shower, wash basin with base storage, WC, fully tiled walls, airing cupboard, laminate flooring, uPVC double glazed frosted window, towel radiator and LED spotlights.

EXTERNAL

TO THE FRONT

A South facing garden with timber decking, lawn, shed and hard-stand with the potential to become official off-street parking (needs an official dropped curb). Enclosed by timber fence and gate.

TO THE REAR

Self-contained yard with timber shed.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating C (75). 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	12 mbps
Superfast	92 mbps
Ultrafast	Available via services such as Starlink

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 webpage 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

www.davidbailes.co.uk

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01207231111

GROUND FLOOR
34.9 sq.m. (376 sq.ft.) approx.

1ST FLOOR
34.6 sq.m. (373 sq.ft.) approx.



TOTAL FLOOR AREA : 69.6 sq.m. (749 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 guidance 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		81 B
69-80	C	75 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 are 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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