



Edward Street | Hobson | Burnopfield | NE16 6EP

Rarely available to the market and offered with no upper chain, this attractive two-bedroom terraced home combines character features with practical outdoor space, including a garden, rear yard and a large car-port providing excellent off-street parking. The accommodation briefly comprises a comfortable lounge, a breakfasting kitchen, and a ground floor shower room/WC. To the first floor are two well-proportioned double bedrooms, offering ideal space for first-time buyers, downsizers or investors. Externally the property benefits from a garden, enclosed rear yard and a generous covered car-port, a rare feature for this style of property.

£99,950

- Rare to the market two bedroom terraced home
- Large covered car-port providing off-street parking
- Garden and enclosed rear yard
- Lounge with character features
- Breakfasting kitchen



Property Description

LOUNGE

12' 0" x 14' 11" (3.67m x 4.55m) Composite double glazed entrance door, feature cast iron fire surround with glazed tiled insets and a marble hearth. uPVC double glazed windows, double radiator, TV aerial point and a door to the breakfasting kitchen.

BREAKFASTING KITCHEN

11' 11" x 12' 11" (3.64m x 3.94m) Fitted with a range of shaker style wall and base units with contrasting laminate worktops and tiled splash-backs. Integrated electric oven/grill, electric hob, stainless steel sink, space for under-counter fridge and freezer, plumbed for a washing machine, built-in wine rack, ornamental cooking range, additional storage cupboards to alcoves, uPVC double glazed window, wall mounted gas combi central heating boiler, laminae flooring, double radiator and doors to the rear hall and stairs.

REAR HALL

3' 8" x 3' 8" (1.13m x 1.14m) Chrome towel radiator, uPVC double glazed window, PVC panelled walls and ceiling with inset LED spotlight. Door to the shower room/WC.

SHOWER ROOM/WC

7' 1" x 4' 8" (2.18m x 1.44m) Thermostatic mains-fed shower with PVC panelled walls, ceiling, glazed screen and door. Vanity wash-basin with base storage, WC, uPVC double glazed frosted window, chrome towel radiator, wall extractor fan and inset LED spotlights.

STAIRS

Composite double glazed exit door to the yard with uPVC double glazed window over, laminate flooring, panelled walls and stairs to the first floor.

FIRST FLOOR

LANDING

Loft access hatch (insulated with 250mm rock-wool) and doors leading to the bedrooms.

BEDROOM 1 (TO THE FRONT)

11' 11" x 14' 11" (3.65m x 4.55m) Feature cast iron fireplace, uPVC double glazed window and a double radiator.

BEDROOM 2 (TO THE REAR)

12' 2" x 11' 10" (3.71m x 3.61m) uPVC double glazed window and a double radiator.

EXTERNAL

TO THE FRONT

Modest garden enclosed by timber fence.

TO REAR

A self-contained yard, patterned concrete patio, cold water supply tap, external light, storage shed and gate to the car port.

CARPORT

Large carport providing sheltered off-street parking.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing manufactured and installed in 2024.

ENERGY EFFICIENCY

EPC rating D (67). 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

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 6 mbps

Super-fast 36 mbps

Ultra-fast available by services such as Star-link

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.

EE - Indoor voice 65.3%, indoor data 63.1%, outdoor voice 99.0%, outdoor data 99.0%, outdoor 5G 74.6%.

O2 - Indoor voice 84.9%, indoor data 61.9%, outdoor voice 99.1%, outdoor data 99.0%, outdoor 5G 94.5%.





Three - Indoor voice 61.7%, indoor data 58.8%, outdoor voice 99.1%, outdoor data 99.0%, outdoor 5G 59.8%.

Vodafone - Indoor voice 71.3%, indoor data 70.2%, outdoor voice 99.1%, outdoor data 99.1%, outdoor 5G 76.7%.

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. SALE SUBJECT TO GRANT OF PROBATE



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

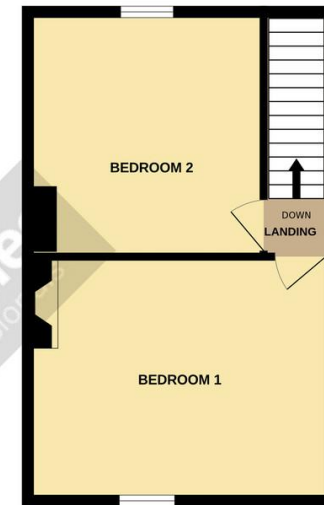
info@davidbailes.co.uk

01207231111

GROUND FLOOR
35.7 sq.m. (384 sq.ft.) approx.



1ST FLOOR
32.4 sq.m. (349 sq.ft.) approx.



TOTAL FLOOR AREA: 68.1 sq.m. (733 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.
Made with Metropix C2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 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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