



Acton Dene | East Stanley | Co. Durham | DH9 6RE

*** IDEAL RENTAL INVESTMENT OFFERING A POTENTIAL 10% YIELD RETURN *** OWNER WILL ONLY SELL TO A CASH BUYER ONLY WHO WILL PROCEED TO COMPLETION WITHIN 14 DAYS.

Offers Over £75,000

- Mid terraced house
- 3 bedrooms
- Significantly refurbished
- New kitchen and bathroom
- Gardens to front and rear



Property Description

This three-bedroom terraced house has just had an extensive refurbish including new kitchen, bathroom, windows, decoration and floorings and is available with no upper chain. With a southerly aspect with garden to the front and rear this will make an ideal first home. The accommodation comprises a spacious hallway, lounge, kitchen/diner, first floor landing, three bedrooms and a bathroom. Gas combi central heating, uPVC double glazing, EPC rating C (70), freehold tenure, Council Tax band A. Walk-through and 360 degree virtual tours available on our website.

HALLWAY

13' 8" x 6' 7" (4.18m x 2.02m) uPVC entrance door, matching double glazed window, stairs to the first floor, double radiator and doors to the lounge and kitchen/diner.

LOUNGE

12' 3" x 12' 11" (3.75m x 3.94m) uPVC double glazed window, double radiator, telephone point and a TV aerial.

KITCHEN/DINER

9' 2" (maximum) x 19' 11" (maximum) (2.80m x 6.09m) A newly installed kitchen/diner with a range of wall and base units with contrasting laminate worktops and tiled splash-backs.

FIRST FLOOR

LANDING

6' 8" x 5' 10" (2.05m x 1.80m) Loft access hatch and doors to the bedrooms and bathroom.

BEDROOM 1 (TO THE FRONT)

12' 4" x 9' 10" (3.76m x 3.01m) Built-in cupboard with hanging rail, uPVC double glazed window with countryside views, uPVC double glazed window and a single radiator.

BEDROOM 2 (TO THE REAR)

9' 2" x 11' 5" (2.80m x 3.48m) uPVC double glazed window and a single radiator.

BEDROOM 3 (TO THE FRONT)

8' 11" x 9' 9" (2.73m x 2.98m) Bulk-head with built-in drawers, uPVC double glazed window and double radiator.

BATHROOM

5' 6" x 8' 2" (1.70m x 2.50m) A new white suite featuring a panelled bath with shower fitment, curtain and rail, pedestal wash basin, WC, PVC panelled walls and ceiling, uPVC double glazed windows and a chrome towel radiator.

EXTERNAL

TO THE FRONT

A south-facing lawn garden enclosed by timber fence and hedges.

TO THE REAR

A tiered garden with brick tool shed and paved patio.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

New uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating C (70). 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, which is currently £1,621 P.A.

MINING

The property is located within a former mining area.

BROADBAND SPEEDS

According to Ofcom average download speed of the fastest package currently available at this postcode is Ultrafast 1000 Mbs. Suitable for web & social, flawless video calls, 4K streaming and online gaming. We would recommend contacting a supplier to get the most accurate and up to date data.

MOBILE PHONE COVERAGE

EE (Excellent), Vodafone (Excellent), Three (Excellent), O2 (Excellent)

VIEWINGS

We have created a virtual tour which can be viewed on our YouTube channel, our website, property portals and our social media accounts such as Facebook, Twitter and Instagram. 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

info@davidbailes.co.uk

01207231111

GROUND FLOOR
38.0 sq.m. (409 sq.ft.) approx.



1ST FLOOR
39.7 sq.m. (427 sq.ft.) approx.



TOTAL FLOOR AREA : 77.7 sq.m. (836 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	70 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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