



New Durham Road | Annfield Plain | Stanley | DH9 7UQ

A well-presented one-bedroom ground floor flat, ideally located within walking distance of the town centre and offered with no onward chain. The accommodation includes an entrance lobby, inner hallway, spacious double bedroom, lounge/dining area with access to a breakfasting kitchen, rear lobby/utility space, and a bathroom. Externally, the property benefits from a forecourt garden to the front and a self-contained rear yard. Additional features include gas combi central heating, uPVC double glazing, and a long leasehold tenure (973 years remaining). Council Tax Band A. EPC rating E (52). A 360° virtual tour and walk-through video are available on our website.

£48,000

- One-bedroom ground floor flat close to the town centre
- No onward chain for a straightforward purchase
- Spacious lounge/diner leading into a breakfasting kitchen
- Generously sized double bedroom
- Forecourt garden to the front, private yard to the rear



Property Description

LOBBY

3' 8" x 3' 3" (1.13m x 1.00m) uPVC glazed entrance door with matching double glazed window over, dado rail and a glazed door to the hallway.

HALLWAY

11' 0" x 3' 3" (3.37m x 1.00m) Single radiator, dado rail and doors to the bedroom and lounge/diner.

BEDROOM (TO THE REAR)

14' 11" (maximum) x 13' 5" (maximum) (4.57m x 4.10m) An L-shaped room with a generous amount of space, large cupboard, wall mounted gas combi central heating boiler, uPVC double glazed window and a dado rail.

LOUNGE/DINER

21' 3" (maximum) x 13' 8" (maximum) (6.50m x 4.18m) Large bay with uPVC double glazed windows, feature stone fire surround with inset gas fire on a slate hearth, two double

radiators, dado rail, TV and telephone points and a large opening to the breakfasting kitchen.

BREAKFASTING KITCHEN

7' 1" x 11' 6" (2.16m x 3.52m) Fitted with a range of wall and base units, contrasting laminate worktops and upturns. Slot-in gas cooker, concealed extractor over, stainless steel sink with mixer tap, under-counter fridge, breakfast bar, uPVC double glazed window, storage cupboard and a door to the rear lobby/utility area.

REAR LOBBY/UTILITY

3' 10" x 7' 8" (1.17m x 2.36m) Laminate worktop, built-in storage cupboard, plumbed for a washing machine and space for an under counter freezer, dado rail, door to the bathroom and a uPVC double glazed rear exit door with matching window over.

BATHROOM

7' 1" x 7' 8" (2.17m x 2.36m) Panelled bath with shower fitment and tiled splash-backs, wash basin with base storage, WC, airing cupboard, wall mirror, single radiator and a uPVC double glazed frosted window.

EXTERNAL

TO THE FRONT

Modest forecourt garden which is block-paved over-laid with artificial grass.

TO THE REAR

Self-contained yard with cold water supply tap and external light.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating E (52). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

TENURE

We understand that the property is leasehold with 973 years remaining. The owners believe there is a reciprocal arrangement with the upper flat therefore there is no annual ground rent charge. We would recommend that any purchaser has this confirmed by their legal advisor.

COUNCIL TAX

The property is in Council Tax band A.

MINING

The property is located within a former mining area.

UTILITIES

The property is connected with a mains gas, water and electricity supply and is connected to the mains drainage.

BROADBAND SPEEDS

Broadband (estimated speeds) according to Ofcom

Standard	6 mbps
Superfast	80 mbps
Ultrafast	10000 mbps

MOBILE PHONE COVERAGE

Provider	Voice	Data
EE	Likely	Likely
Three	Likely	Likely
O2	Likely	Likely
Vodafone	Likely	Likely

VIEWINGS

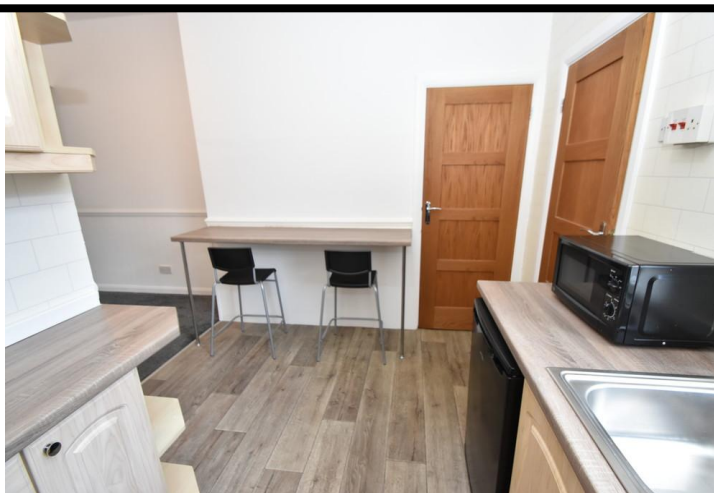
We have created a virtual tour which can be viewed on our YouTube channel, our website, property portals and our social media accounts such as Facebook, X and Instagram. To arrange a viewing please contact the office.

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

Leasehold

Council Tax Band

A

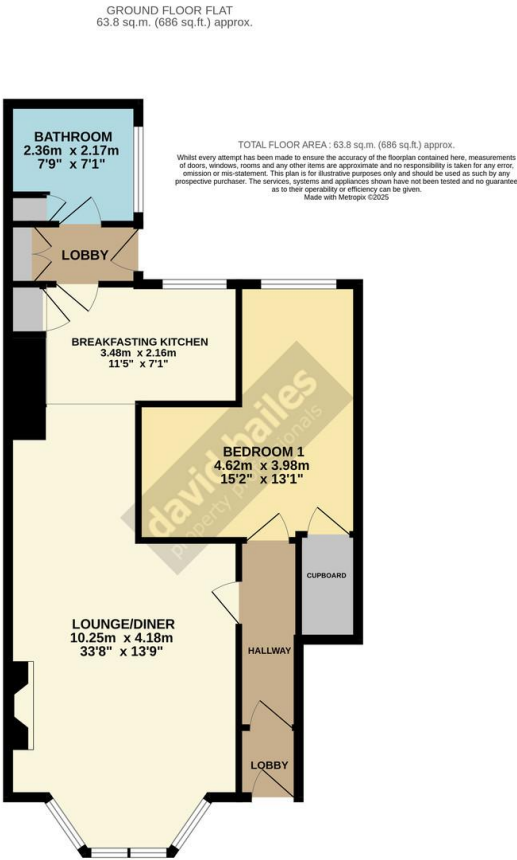
Viewing Arrangements

Strictly by appointment

Contact Details

Anthony House
Anthony Street
Stanley
County Durham
DH9 8AF

www.davidbailes.co.uk
info@davidbailes.co.uk
01207231111



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	52 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

