

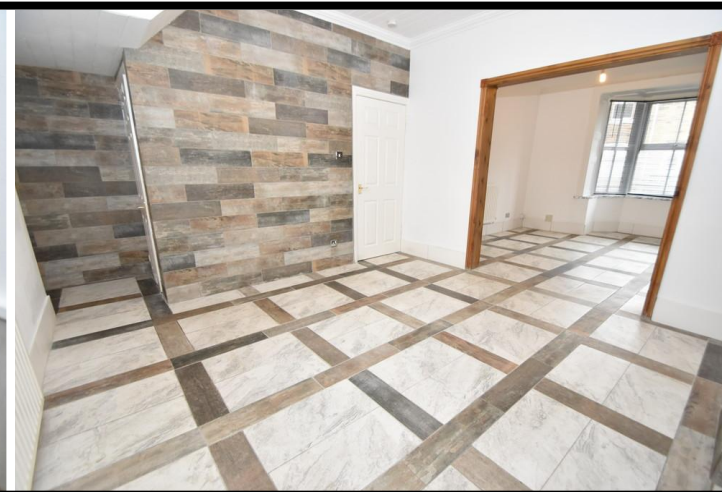


Railway Street | Annfield Plain | Stanley | DH9 7SS

Finished to a high standard this large three bedroom terraced house is perfect for the growing family, is located close to the town centre and is available with no upper chain. The property has had a new roof and replacement double glazing in recent years and must be viewed. Briefly comprising a hallway, two reception rooms, large kitchen, first floor family bathroom and three bedrooms. Yard to rear providing off-street parking and secure brick storage shed. Gas combi central heating, EPC rating D (62), freehold, Council Taxband A. 360 degree tour available on our website.

£123,000

- Spacious well presented mid-terraced house
- 3 bedrooms
- 2 Reception rooms
- Spacious kitchen and bathroom
- No upper chain



Property Description

HALLWAY

15' 11" x 3' 0" (4.86m x 0.93m) uPVC double glazed entrance door, tiled floor and part-tiled walls, double radiator, arch with sculpted corbels, stairs to the first floor and a door leading to the dining room.

DINING ROOM

12' 4" x 13' 0" (3.77m x 3.98m) Feature tiled walls, tiled floor, under-stair storage cupboard, uPVC double glazed window, single radiator, moulded cornicing, large opening to the lounge and a door leads to the kitchen.

LOUNGE

11' 3" x 13' 4" (3.45m x 4.08m) Feature tiled wall, floating shelf, tiled floor, bay with uPVC double glazed windows, telephone point, single radiator and moulded cornicing.

KITCHEN

15' 9" x 7' 10" (4.81m x 2.41m) A modern kitchen fitted with a range of light grey wall and base units with soft closing mechanisms, contrasting laminate worktops and matching upturns. Slot-in electric cooker, sink with mixer tap, plumbed for a washing machine, space for a fridge/freezer, wall mounted gas combi central heating boiler, single radiator, coving, two uPVC double glazed windows and a matching rear exit door.

FIRST FLOOR

HALF LANDING

Steps lead to the bathroom and further steps lead to the main landing.

BATHROOM

15' 6" x 7' 6" (4.73m x 2.31m) A large family bathroom finished in white. Free standing bath with period hand shower, separate walk-in glazed cubicle with thermostatic shower. Fully tiled walls and floor, wash basin with base storage, WC, two uPVC double glazed windows, LED spotlights and a single radiator.

MAIN LANDING

Storage cupboard housing the loft access hatch, laminate flooring, telephone point and doors lead to the bedrooms

BEDROOM 1 (TO THE REAR)

12' 1" x 10' 8" (3.70m x 3.27m) Laminate flooring, single radiator, uPVC double glazed window and coving.

BEDROOM 2 (TO THE FRONT)

11' 11" x 10' 4" (3.64m x 3.16m) Laminate flooring, single radiator, uPVC double glazed window and coving.

BEDROOM 3 (TO THE FRONT)

8' 1" x 6' 4" (2.47m x 1.95m) Laminate flooring, single radiator, uPVC double glazed window and coving.

EXTERNAL

TO THE FRONT

Modest forecourt low maintenance patio enclosed by wall and gate.

TO THE REAR

A self-contained yard with twin gates providing access to off-street parking. Attached brick tool shed with power points, lighting, uPVC double glazed windows and matching secure door. Cold water supply tap.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (62). 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

Standard 7 mbps, Superfast 66 mbps, Ultrafast 10000 mbps

MOBILE PHONE COVERAGE

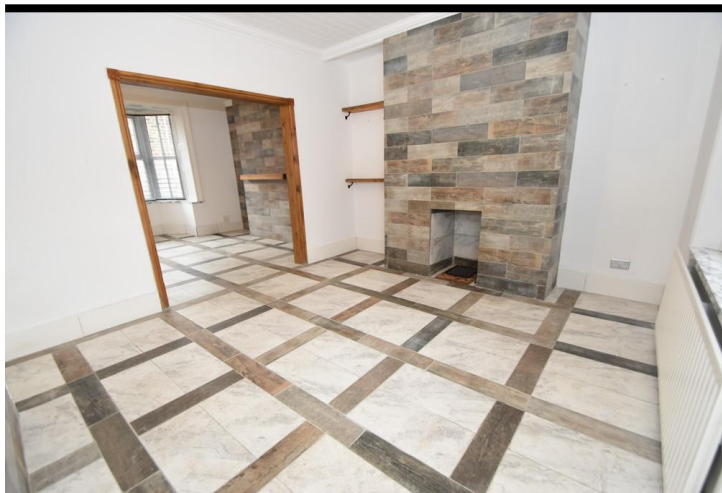
EE (Excellent), Vodafone (Excellent), Three (Excellent), O2 (Excellent)

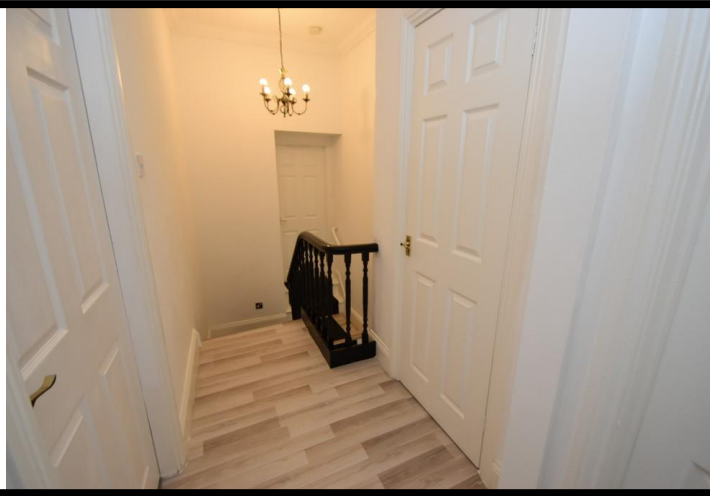
MINING

The property is located within a former mining area.

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

Freehold

Council Tax Band

A

Viewing Arrangements

Strictly by appointment

Contact Details

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Anthony Street

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County Durham

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01207231111

GROUND FLOOR
52.8 sq.m. (568 sq.ft.) approx.

1ST FLOOR
48.3 sq.m. (520 sq.ft.) approx.



TOTAL FLOOR AREA: 101.1 sq.m. (1088 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 Metrix 12/2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 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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