



Gladstone Street | No Place | Beamish | DH9 0QL

£65,000

A two-bedroom terraced house, ideal for first-time buyers or investors. Offered with no onward chain, the accommodation comprises an entrance hallway, a comfortable lounge, and a modern kitchen with integrated appliances. To the first floor there is a landing, two bedrooms, and a bathroom. Externally, the property benefits from a generous self-contained rear yard with a brick-built storage shed. Additional features include a boarded loft with pull-down ladder, gas combi central heating, timber-framed double glazing, and a Council Tax Band A. The property is held on a freehold basis and has an EPC rating of D (66). 360-degree and walk-through virtual tours are available on our website.

- Two-bedroom terraced house
- Ideal for first-time buyers or investors
- Available with no onward chain
- Entrance hallway, lounge, and modern kitchen with integrated appliances
- First floor landing, two bedrooms, and bathroom



Property Description

HALLWAY

uPVC double glazed entrance door with matching window over. Stairs to the first floor, dado rail and a door to the lounge.

LOUNGE

14' 1" x 17' 2" (4.30m x 5.24m) Louis style fire place, electric fire, timber framed double glazed window, dado rail, two single radiators, coving and a door leads to the kitchen.

KITCHEN

7' 4" x 16' 1" (2.24m x 4.92m) A modern kitchen fitted with a range of white high gloss wall and base units with soft closing doors and drawers plus contrasting laminate worktops and tiled splash-backs. Integrated fan assisted double oven/grill, integrated microwave, integral fridge, freezer and dishwasher plus plumbing for a washing machine. Sink with mixer tap, concealed wall mounted gas combi central heating boiler, tiled floor, double radiator, timber framed double glazed windows

and a uPVC double glazed rear exit door to the yard.

FIRST FLOOR

LANDING

Loft access hatch (pull-down ladder, boarded for storage), dado rail, doors lead to the bedrooms and bathroom.

BEDROOM 1 (TO THE FRONT)

12' 7" x 17' 2" (3.86m x 5.24m) Timber framed double glazed window, single radiator and coving.

BEDROOM 2 (TO THE REAR)

9' 0" x 10' 1" (2.76m x 3.08m) Timber framed double glazed window, single radiator and coving.

BATHROOM

5' 4" x 6' 8" (1.63m x 2.05m) A white suite featuring a panelled bath, thermostatic shower and glazed screen. Tiled splash-backs, pedestal wash basin, WC, timber framed double glazed

window, and a single radiator.

EXTERNAL TO THE REAR

Large self-contained yard with gate.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

Timber-framed double glazing installed.

ENERGY EFFICIENCY

EPC rating D (66). 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.

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 AVAILABILITY

According to Ofcom the following estimated broadband speeds are available.

Standard	17 mbps
Superfast	- NA
Ultrafast	1800 mbps

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, 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.

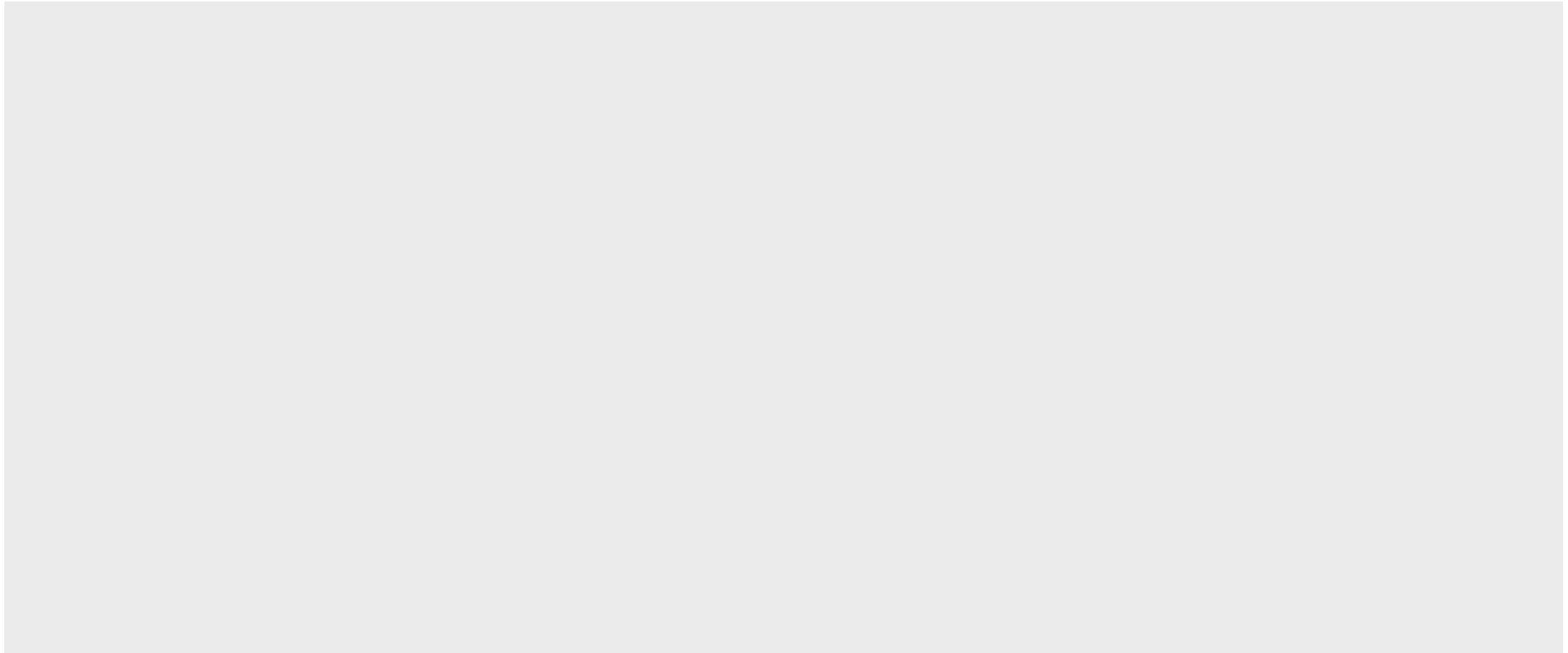
MORTGAGE ADVICE

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

Anthony House

Anthony Street

Stanley

County Durham

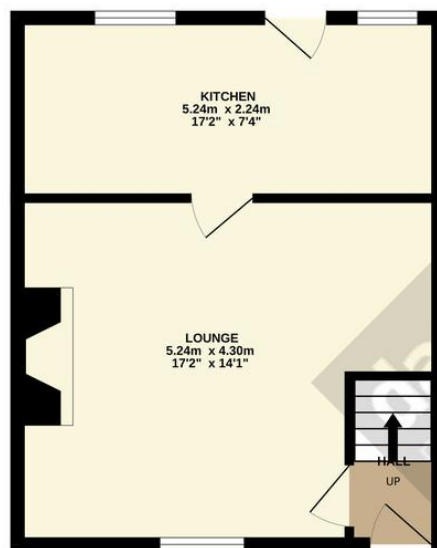
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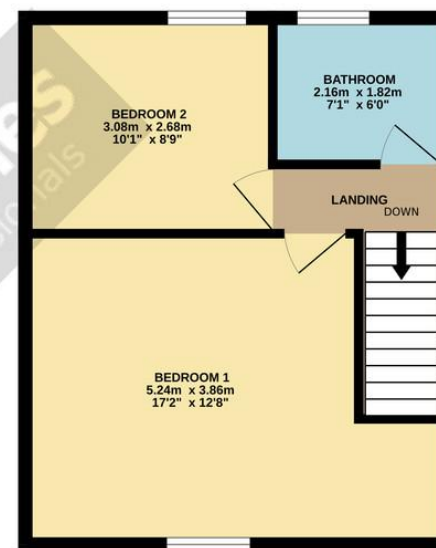
info@davidbailes.co.uk

01207231111

GROUND FLOOR
33.2 sq.m. (358 sq.ft.) approx.



1ST FLOOR
34.3 sq.m. (369 sq.ft.) approx.



TOTAL FLOOR AREA: 67.5 sq.m. (727 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		
69-80	C		74 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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