



Kinross Drive | East Stanley | Co. Durham | DH9 6UT

Located within the Burnside estate in East Stanley we offer this two bedroom terraced house which is available with no upper chain and comes with a garden and dedicated parking space. The accommodation comprises of a lobby, lounge, breakfasting kitchen, first floor landing, two bedrooms and a bathroom. Gas combi central heating, uPVC double glazing, EPC rating D (67), Council Tax band A, freehold tenure with an additional leasehold parking area. Virtual tours available.

£78,000

- Mid terraced house
- 2 bedrooms.
- No upper chain
- Garden and dedicated parking space
- Lounge plus breakfasting kitchen



Property Description

ENTRANCE PORCH

4' 6" x 3' 8" (1.38m x 1.12m) uPVC double glazed entrance door, laminate flooring and an opening to the lounge.

LOUNGE

14' 0" x 11' 8" (4.29m x 3.58m) Open plan feature staircase, uPVC double glazed bow window, wall lighting, laminate flooring, two single radiators and a door leading to the breakfasting kitchen.

BREAKFASTING KITCHEN

11' 8" x 7' 8" (3.58m x 2.35m) Fitted with a range of wall and base units, complimentary work surfaces and matching splash-backs, integrated oven/grill and gas cooking hob, extractor canopy, inset sink and drainer with mixer tap, plumbed for washing machine, double radiator, inset spotlights, laminate flooring, wall mounted gas combi central heating boiler, uPVC double glazed windows and matching door to the rear garden.

FIRST FLOOR

6' 7" x 5' 10" (2.01m x 1.79m) Landing, loft access, doors to the bedrooms and bathroom.

BEDROOM 1 (TO THE REAR)

11' 8" x 8' 6" (3.58m x 2.60m) Fitted sliding wardrobe, uPVC double glazed window and single radiator.

BEDROOM 2 (TO THE FRONT)

11' 8" x 6' 6" (3.58m x 2.00m) uPVC double glazed window with views towards the countryside, single radiator and over-stair storage cupboard.

BATHROOM

6' 6" x 5' 4" (2.00m x 1.64m) Panelled bath with thermostatic shower over, glazed shower screen, pedestal wash basin, WC, single radiator, fully tiled walls, ceiling extractor fan, uPVC double glazed window and inset LED spotlights.

EXTERNAL

To front - small forecourt landscaped garden. To rear - low maintenance tiered garden with steps, enclosed by fencing with access gate.

PARKING

Dedicated parking bay available to the rear of the property.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

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, but the parking space to the rear is leasehold 99 years from 01/01/1974 with currently 47 years remaining. We would recommend that any purchaser has this confirmed by their legal advisor.

COUNCIL TAX

The property is in Council Tax band A.

BROADBAND SPEEDS

Broadband (estimated speeds)

Standard 8 mbps

Superfast 50 mbps

Ultrafast 1000 mbps

MOBILE PHONE COVERAGE

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

UTILITIES

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

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 house, leasehold parking space

Council Tax Band

A

Viewing Arrangements

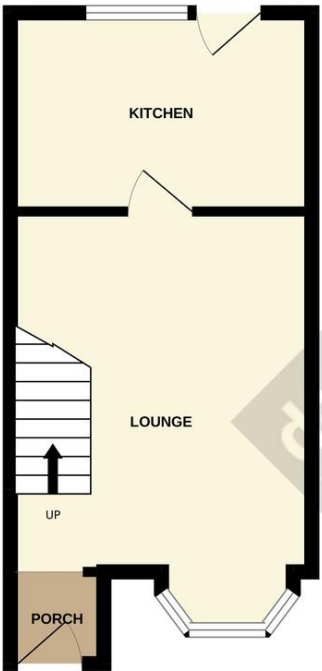
Strictly by appointment

Contact Details

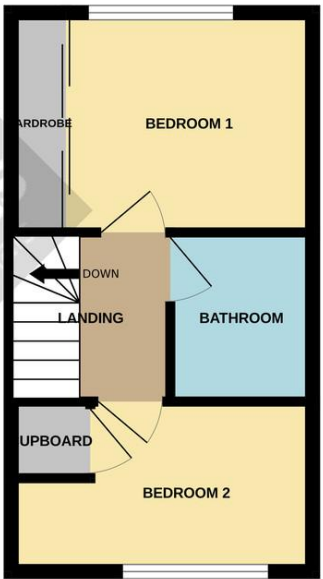
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GROUND FLOOR
25.9 sq.m. (279 sq.ft.) approx.



1ST FLOOR
23.8 sq.m. (256 sq.ft.) approx.



TOTAL FLOOR AREA : 49.7 sq.m. (535 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		90 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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