

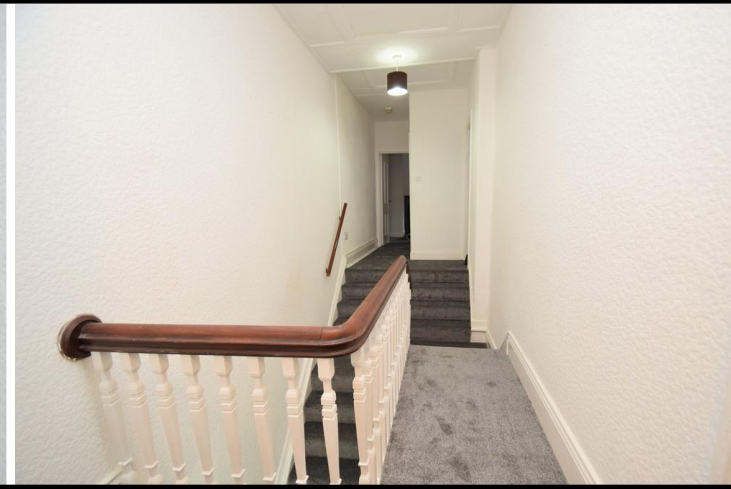


## Station Road | Stanley | DH9 0JL

A deceptively spacious mixed commercial ground floor shop with a four bedroom mid terrace house offering an ideal business opportunity. Ideally located beside Stanley town centre close to all the shops, schools and public transport. The house and shop has recently been updated with all new carpets, new kitchen, fully redecorated and new external shop windows and signage. The house is accessed via the side front door and comprises of entrance hallway with feature newel post and spindle staircase, lounge and dining room, kitchen with integrated cooking appliance. To the first floor is a landing with storage cupboards, bathroom with separate WC, four large bedrooms, two with feature fireplaces. EPC rating D (61). Council Tax band A.

£165,000

- 4 Bedroom Mid Terrace House
- Deceptively Spacious & Lovely Cosy Home
- Modern Fitted Kitchen With Cooking Appliances
- Two Reception Rooms
- All New Carpets



## Property Description

### ENTRANCE LOBBY AND HALL

15' 1" x 3' 7" (4.60m x 1.10m) Composite entrance door from the main road opens into the lobby with tiled flooring, long hall with two steps to the hallway.

### HALLWAY

15' 4" x 6' 5" (4.68m x 1.96m) Hallway with feature sculpted newel post and spindle staircase leading to the first floor, under stair storage cupboard, radiator, two steps to the lounge.

### LOUNGE

17' 10" x 11' 10" (5.46m x 3.61m) A good sized family room with feature fire surround and electric fire, radiator and uPVC double glazed window, open archway to the dining room.

### DINING ROOM

11' 6" x 9' 8" (3.52m x 2.96m) Radiator, recess space for a large fridge/freezer, uPVC double glazed window.

### KITCHEN

10' 5" x 9' 10" (3.20m x 3.00m) Fitted with a new range of wall and base units, integrated oven and cooking hob, extractor canopy, tiled splash backs and fitted work tops, sink and drainer with mixer tap, plumbed space for a washing machine, gas combi central heating boiler, uPVC double glazed windows and door to the rear yard.

### FIRST FLOOR

A half landing leading to two main landings, spindle staircase, two storage cupboards, loft access.

### BATHROOM

8' 4" Max x 7' 9" Max (2.55m x 2.37m) Bath with PVC panel and splash backs, thermostatic shower over with glazed shower screen, half wood panel walls, wash basin with base storage unit, radiator, built in storage cupboard, uPVC double glazed window.

### SEPARATE WC

5' 6" x 4' 1" (1.68m x 1.27m) WC, radiator, uPVC double glazed window.

### BEDROOM 1

14' 7" x 14' 6" (4.46m x 4.42m) A spacious room with feature ornamental fireplace, radiator and uPVC double glazed fire escape window.

### BEDROOM 2

15' 8" x 12' 9" (4.79m x 3.91m) A spacious bright room with large uPVC double glazed window, radiator.

### BEDROOM 3

18' 0" Max x 10' 4" (5.51m x 3.15m) A spacious room with feature ornamental fireplace, radiator and uPVC double glazed window.

### BEDROOM 4

11' 9" x 7' 10" (3.59m x 2.41m) A good sized room with



radiator and uPVC double glazed fire escape window.

#### EXTERNAL

To front - public footpath with access to the main road. To rear - enclosed yard with attached outbuilding and access gate to the rear lane.

#### PARKING

On street parking is available on Station Road, to the rear lane and there is a public car park across the main road to the front of the house.

#### GROUND FLOOR SHOP

Access to the shop is from a public footpath.

#### PROPERTY TYPE

A1/A2 Retail and Financial/Professional services.

#### SHOP FRONT FLOOR AREA

17' 0" x 16' 11" (5.19m x 5.17m) Double glazed entrance door

with two large window displays to either side. Laminate flooring, two radiators, LED lighting and fire escape light, there is a small step to the back shop floor area.

#### BACK SHOP FLOOR AREA

16' 11" x 14' 0" (5.17m x 4.27m) Laminate flooring, radiators, LED lighting and fire escape light, there is a small step to the staff kitchen area.

#### KITCHENETTE

22' 2" x 4' 0" (6.78m x 1.23m) A long narrow room fitted with base units and shelving, sink and drainer, wall mounted gas combi boiler, large uPVC double glazed window, LED lighting and fire escape light, radiator, access to the toilet and rear exit door to a shared yard.

#### STAFF TOILET

7' 2" x 3' 10" (2.20m x 1.18m) WC, wash basin, radiator, exit door to central small yard space.

#### CENTRAL HEATING

Gas fired central heating via combination boiler and radiators to both the shop and house.

#### BROADBAND

Average download speed of the fastest package currently available at this postcode is Ultrafast 1130Mb. 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.

#### GLAZING

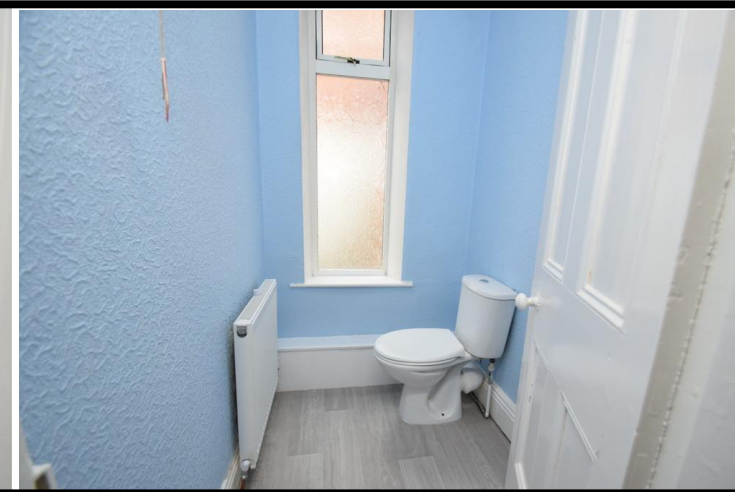
uPVC double glazing installed.

#### MINING

The property is located within a former mining area.

#### TENURE

We understand that the property is freehold. We would recommend that any purchaser has this confirmed by their





legal advisor.

#### UTILITIES

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

#### COUNCIL TAX

The house is in Council Tax band A and the shop is Council Tax commercial rates.

#### SELECTIVE LICENCE

Please note that this house falls within the Local Authority Selective Licensing zone where a Landlord is required to register the property with the council every five years.

Charges apply. Please visit

[www.durham.gov.uk/selectivelicensing](http://www.durham.gov.uk/selectivelicensing) for further information.

#### AGENTS NOTES

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

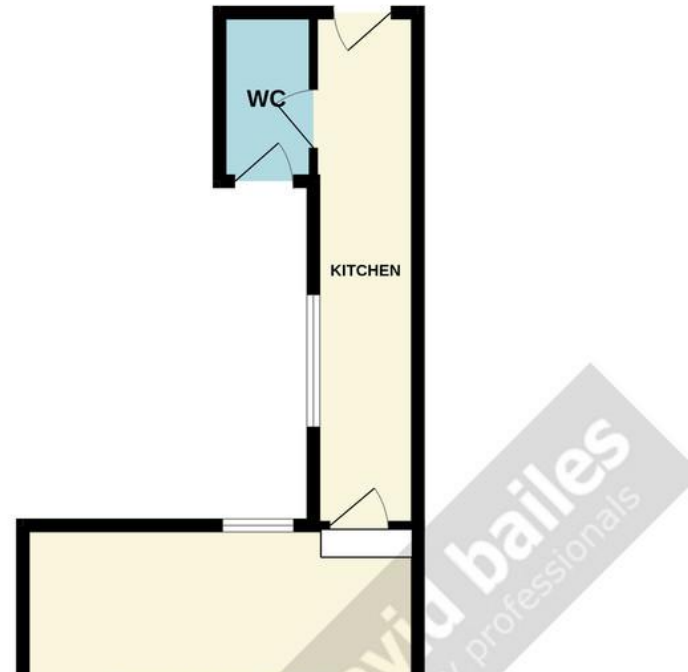
DH9 8AF

[www.davidbailes.co.uk](http://www.davidbailes.co.uk)

[info@davidbailes.co.uk](mailto:info@davidbailes.co.uk)

01207231111

GROUND FLOOR  
60.0 sq.m. (646 sq.ft.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 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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