



## William Street | South Moor | Stanley | DH9 7BJ

Available with no onward chain, this well-presented two-bedroom mid-terraced house boasts off-street parking and a front-facing garden. Recently refurbished to a high standard, the property features a brand-new kitchen, bathroom, and fresh carpets throughout. The accommodation includes a cosy lounge, a breakfasting kitchen, a first-floor landing, two bedrooms, and a modern bathroom. Externally, there is a private yard, garden, and driveway. Additional benefits include gas combi central heating, uPVC double glazing, an EPC rating of C (72), and a Council Tax band of A. Please note, the property is located within a Selective Licence Zone.

£59,000

- No onward chain.
- Two-bedroom mid-terraced house – ideal for first-time buyers or investors.
- Off-street parking.
- 2 bedrooms.
- Garden to the front.



## Property Description

### LOUNGE

15' 2" x 15' 1" (4.64m x 4.62m) Staircase to the first floor, uPVC double glazed window, double radiator, inset LED spotlights and a doorway leading to the breakfasting kitchen.

### BREAKFASTING KITCHEN

7' 11" x 15' 1" (2.42m x 4.62m) Refitted kitchen with a range of wall and base units with contrasting laminate worktops and upturns. Space for a cooker, sink with pull-out mixer tap, plumbed for a washing machine space for a large fridge/freezer, breakfast bar, double radiator, LED spotlights, uPVC double glazed window and matching exit door to the yard.

### FIRST FLOOR

### LANDING

Loft access hatch, doors lead to the bedrooms and bathroom.

### BEDROOM 1 (TO THE FRONT)

13' 3" x 15' 1" (maximum) (4.04m x 4.62m) uPVC double glazed window and a double radiator.

### BEDROOM 2 (TO THE REAR)

10' 0" x 8' 7" (3.07m x 2.62m) uPVC double glazed window and a double radiator.

### BATHROOM

6' 9" x 6' 2" (2.07m x 1.90m) White suite featuring a panelled bath with shower fitment, WC, pedestal wash basin, towel radiator, uPVC double glazed window and PVC panelled walls.

### EXTERNAL

### TO THE FRONT

Adjacent to the property is a large garden with driveway providing off-street parking.

### TO THE REAR

Self-contained yard with brick tool store.

### HEATING

Gas fired central heating via combination boiler and radiators.

### GLAZING

uPVC double glazing installed.

### ENERGY EFFICIENCY

EPC rating C (72). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

### COUNCIL TAX

The property is in Council Tax band A.

### TENURE

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



### SELECTIVE LICENCE

Please note that this property 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.

### 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, Twitter and Instagram. To arrange a viewing please contact the office.

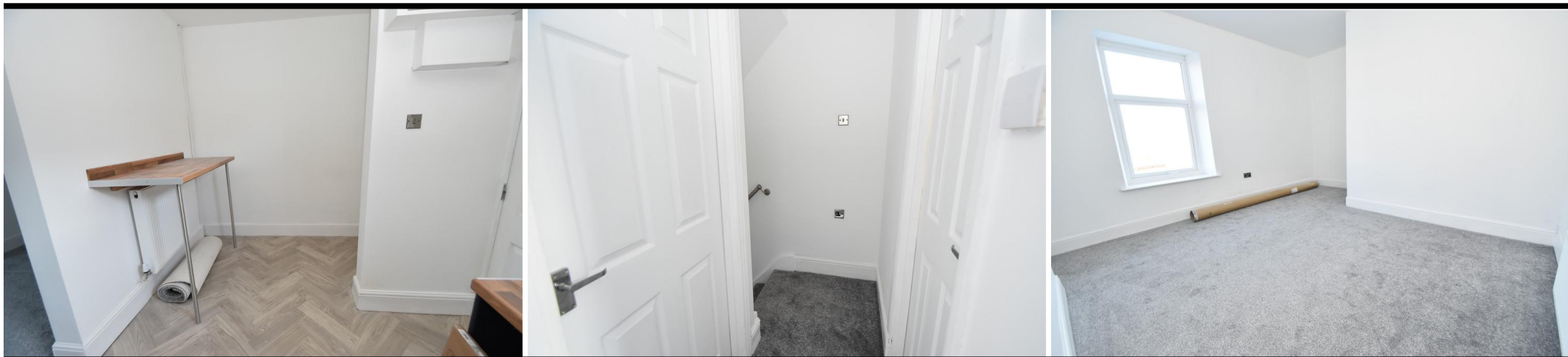
### MAKING AN OFFER

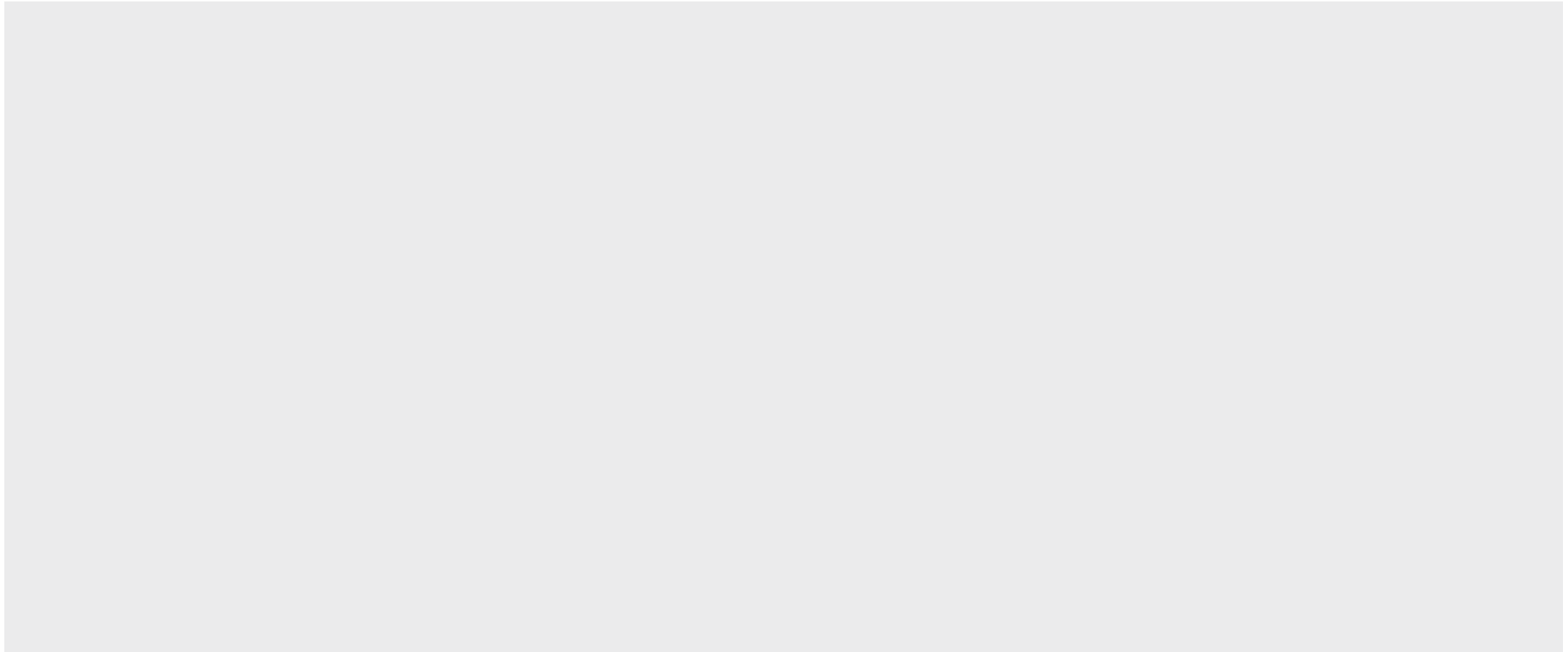
Please note that all offers will require financial verification including mortgage agreement in principle, proof of deposit funds, proof of available cash and full chain details including selling agents and solicitors down the chain. Under New Money Laundering Regulations we require proof of identification from all buyers before acceptance letters are sent

and solicitors can be instructed.

### 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

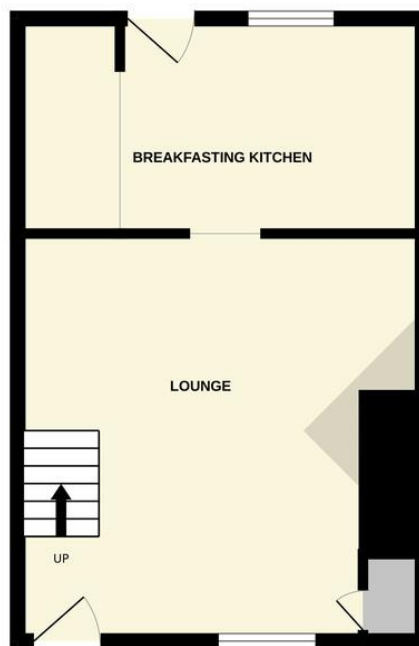
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[www.davidbailes.co.uk](http://www.davidbailes.co.uk)

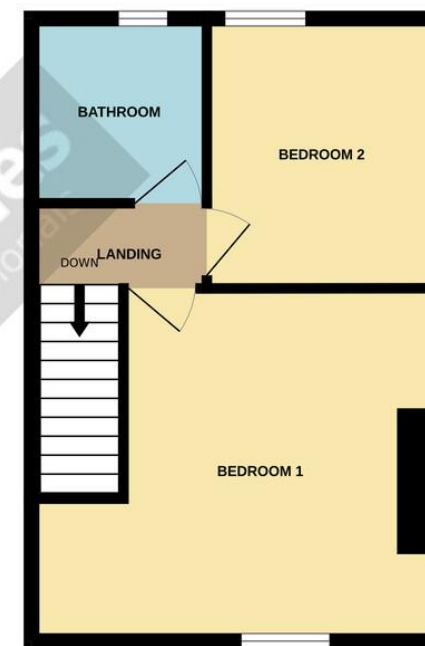
[info@davidbailes.co.uk](mailto:info@davidbailes.co.uk)

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GROUND FLOOR  
31.5 sq.m. (339 sq.ft.) approx.



1ST FLOOR  
32.1 sq.m. (346 sq.ft.) approx.



TOTAL FLOOR AREA : 63.6 sq.m. (685 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		89 B
69-80	C	72 C	
55-68	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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