



## Beaconsfield Street | Stanley | Co. Durham | DH9 0BP

This two bedroom end terraced house is located close to the town centre has good proportioned rooms and is available with no upper chain. The accommodation comprises a hallway, lounge, dining room and kitchen. To the first floor are two double bedrooms and a large bathroom. Yard to the rear and public parking bays to the front. An ideal project for either an investor or first time buyer. Gas combi central heating (installed 2024), double glazing, freehold tenure, Council Tax band A and an EPC rating of D (60). Virtual tours available.

**£65,000**

- Two-bedroom end terraced house.
- Close to town centre.
- No upper chain.
- Hallway, lounge, dining room, and kitchen.
- Two double bedrooms on the first floor.



## Property Description

### HALLWAY

Aluminium double glazed entrance door, stairs to the first floor, double radiator and a glazed door to the lounge.

### LOUNGE

13' 1" x 11' 9" (4.00m x 3.60m) Feature stone fire surround with inset electric fire on a slate hearth. Laminate flooring, under-stair storage cupboard, uPVC double glazed window, double radiator and a large opening to the dining room.

### DINING ROOM

7' 10" x 14' 6" (2.40m x 4.43m) uPVC double glazed window, double radiator, laminate flooring, telephone point and saloon doors to the kitchen.

### KITCHEN

8' 4" x 8' 1" (2.56m x 2.47m) Fitted with a range of wall and base units with contrasting laminate worktops and an integrated electric oven/grill plus a four ring gas hob and

concealed extractor fan over. Sink with mixer tap, plumbed for a washing machine and space for a tall fridge/freezer. Fully tiled walls and floor, coving, double radiator, uPVC double glazed window and an aluminium double glazed rear exit door.

### FIRST FLOOR

#### LANDING

Loft access hatch, single radiator and doors leading to the bedrooms and bathroom.

#### BEDROOM 1 (TO THE FRONT)

13' 4" x 11' 6" (4.07m x 3.53m) Large storage cupboard to the alcove, uPVC double glazed window and a double radiator.

#### BEDROOM 2 (TO THE REAR)

8' 3" (maximum) x 12' 2" (maximum) (2.53m x 3.72m) Wall mounted gas combi central heating boiler, uPVC double glazed window and a double radiator.

### BATHROOM

8' 4" x 8' 1" (2.56m x 2.47m) A white suite with a large corner panelled bath, separate thermostatic shower, pedestal wash basin, WC, fully tiled walls, PVC panelled ceiling with inset spotlights, uPVC double glazed frosted window, wall extractor fan and a single radiator.

### EXTERNAL

Modest forecourt garden to the front plus a self-contained yard to the rear with brick tool shed.

### HEATING

Gas fired central heating via combination boiler (installed 2024) and radiators.

### GLAZING

uPVC double glazing installed.

#### ENERGY EFFICIENCY

EPC rating D (60). 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.

#### 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.

#### 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. Please note that the current owners are in the process of getting the property registered for the first time with the Land Registry.



## Tenure

Freehold

## Council Tax Band

A £1,621 per annum

## Viewing Arrangements

Strictly by appointment

## Contact Details

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GROUND FLOOR  
33.3 sq.m. (359 sq.ft.) approx.



1ST FLOOR  
34.2 sq.m. (368 sq.ft.) approx.



TOTAL FLOOR AREA - 67.5 sq.m. (726 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		85 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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