



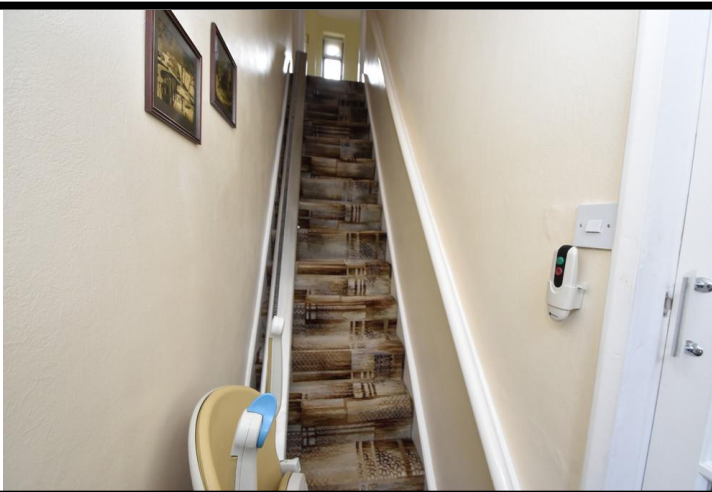
## Beaconsfield Street | Stanley | Co. Durham | DH9 0BP

Available with no onward chain and conveniently situated close to the town centre, this two-bedroom mid-terraced property presents an excellent opportunity for buyers seeking a home with renovation potential. While some modernisation and possible reconfiguration may be required, the property offers great scope for improvement and personalisation. The accommodation briefly comprises an entrance hallway, lounge, dining room, kitchen, and a ground floor bathroom. To the first floor there is a landing, two bedrooms and a separate WC. Externally, there is a modest forecourt to the front overlooking a public car park and a self-contained rear yard. Additional benefits include gas central heating, uPVC double glazing, freehold tenure, Council Tax band A and an EPC rating of D (63).

£57,500

- 2 bedroom mid-terraced house with no onward chain
- Located close to the town centre for convenient access to amenities
- Ideal renovation project with potential for reconfiguration
- Hallway, lounge, dining room, kitchen, and bathroom
- First floor features two bedrooms and a separate WC





## Property Description

### HALLWAY

uPVC double glazed entrance door, parquet flooring, single radiator, stairs to the first floor and a door leads to the lounge.

### LOUNGE

13' 9" x 11' 11" (4.21m x 3.65m) Gas fire (incorporating a Baxi Bermuda back boiler), under-stair storage cupboard, uPVC double glazed window, single radiator, TV aerial cable, coving and a door leads to the dining room.

### DINING ROOM

8' 0" x 10' 9" (2.45m x 3.30m) uPVC double glazed window, single radiator, telephone point, coving and doors leading to the bathroom and kitchen.

### BATHROOM

8' 0" x 3' 11" (2.45m x 1.21m) Panelled bath, pedestal wash basin, part tiled walls, airing cupboard incorporating a hot water tank, uPVC double glazed window and coving.

### KITCHEN

8' 5" x 6' 1" (2.57m x 1.86m) Formed from a single story extension and fitted with a range of wall and base units with matching worktops and tiled splash-backs. Slot-in cooker, stainless steel sink, plumbed for a washing machine and space for a fridge/freezer, parquet flooring, coving, two uPVC double glazed windows and matching rear exit door to the yard.

### FIRST FLOOR

#### LANDING

Loft access hatch, coving and door to the bedrooms and WC.

### BEDROOM 1 (TO THE FRONT)

13' 10" x 12' 0" (4.22m x 3.66m) Fitted wardrobes and cupboard, uPVC double glazed window, double radiator and coving.

### BEDROOM 2 (TO THE REAR)

8' 8" x 10' 11" (maximum) (2.66m x 3.33m) uPVC double glazed window, single radiator and coving.

### WC

5' 9" x 3' 8" (1.76m x 1.12m) WC and a uPVC double glazed window.

### EXTERNAL

#### TO FRONT

Modest forecourt garden enclosed by wall and gate.

#### TO THE REAR

Self-contained yard with brick tool shed.

### HEATING

Gas fired central heating via a back boiler and radiators.

## GLAZING

uPVC double glazing installed.

## ENERGY EFFICIENCY

EPC rating D (63). 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.

## 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.

## BROADBAND SPEEDS

Broadband estimated speeds according to Ofcom.

Standard	17 mbps
Superfast	80 mbps
Ultrafast	1000 mbps

## MOBILE PHONE COVERAGE

EE	Likely
Three	Likely
O2	Likely
Vodafone	Likely

## 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

DH9 8AF

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

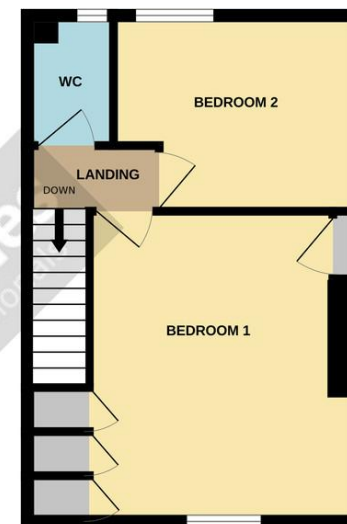
[info@davidbailes.co.uk](mailto:info@davidbailes.co.uk)

01207231111

GROUND FLOOR  
33.8 sq.m. (363 sq.ft.) approx.



1ST FLOOR  
30.3 sq.m. (326 sq.ft.) approx.



TOTAL FLOOR AREA : 64.1 sq.m. (689 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.  
Made with Metaphor C32025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	63 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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