



### 3 bed terraced house to buy in

Standish Street, Stanley, Durham, DH9 7AD

**£45,000** Starting Bid

 x3  x1  x2

Tenure

**Freehold**

### Property features

- ✓ For sale BY AUCTION
- ✓ Three Bedrooms
- ✓ Potential Rent of £650 / £675 PCM once refurbished
- ✓ Ideal for First Time Buyers
- ✓ EPC Rating D

On Street parking

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

This three bedroom mid-terraced property, located on Standish Street, Stanley, DH9 7AD, is offered for sale via auction and would be suitable for a range of buyers including investors. The property presents an opportunity for refurbishment, with a potential rental income of approximately £650–£675 per calendar month once works are completed.

The accommodation is arranged over two floors and comprises an entrance hallway, lounge, dining room, and kitchen/diner to the ground floor. To the first floor there are three bedrooms and a family bathroom. The property benefits from gas central heating, double glazing, and built-in storage to selected areas.

The property is positioned on Standish Street within Stanley, a residential street located close to the town centre. Stanley town centre offers a range of local amenities including supermarkets, independent shops, and schooling options. There are regular public transport links in the area, and road connections provide access to nearby centres such as Chester-le-Street, Consett, and Durham.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £45,000

Property Type: Terraced House

Parking: On Street

Year built: 1900

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: Yes

Broadband: ADSL copper wire, FTTC (fibre to the cabinet)

Mobile signal coverage: Good

## Entrance / Hallway

Accessed via a UPVC part glazed door. Features include a gas central heating radiator and built-in storage. Door leading to the lounge.

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## Lounge

3.79m x 3.56m (12'5" x 11'8")

Double glazed window to the front aspect, gas central heating radiator, feature surround, and carpet flooring.

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## Dining Room

4.61m x 3.77m (15'1" x 12'4")

Double glazed window to the rear aspect, gas central heating radiator, carpet flooring, stairs leading to the first floor, and door to the kitchen.

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## Kitchen/Diner

3.14m x 1.87m (10'3" x 6'1")

Double glazed window to the side aspect and UPVC door providing access to the courtyard. Fitted with a range of wall and base units with roll top work surfaces and stainless steel sink. Space for a freestanding fridge/freezer and electric cooker. Combi boiler. Vinyl flooring.

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## Bedroom One

2.56m x 4.06m (8'4" x 13'3")

Double glazed window to the front aspect, gas central heating radiator, and carpet flooring.

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## Bedroom Two

2.19m x 3.83m (7'2" x 12'6")

Double glazed window to the rear aspect, gas central heating radiator, and carpet flooring.

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## Bedroom Three

1.99m x 3.02m (6'6" x 9'10")

Double glazed window to the front aspect, gas central heating radiator, and carpet flooring.

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## Family Bathroom

2.35m x 2.70m (7'8" x 8'10")

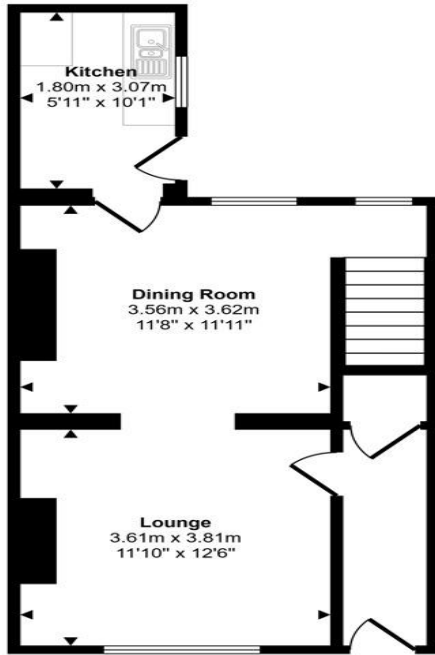
Double glazed window to the rear aspect. Comprising a white suite including W/C, pedestal wash hand basin, and bath with electric shower over. Part tiled walls, vinyl flooring, built-in storage, and gas central heating radiator.

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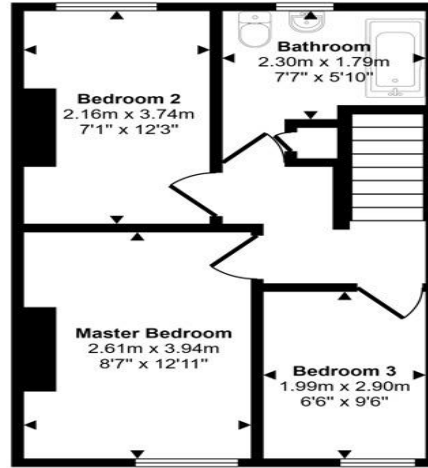
## External

To the rear of the property is a block-paved yard with gated access to the rear lane. The yard also benefits from a brick-built storage shed.

Approx Gross Internal Area  
78 sq m / 844 sq ft



Ground Floor  
Approx 42 sq m / 452 sq ft



First Floor  
Approx 36 sq m / 391 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			75
(55-68) <b>D</b>		65	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Standish Street, Stanley, Durham, DH9 7AD

Contact your local branch today for more information on this property:

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