



## 2 bed terraced house to buy in

Surtees Terrace, Craghead, Stanley,  
Durham, DH9 6EA

**£55,000** Starting Bid

**H** x 2 **D** x 1

Tenure

**Freehold**

Off Street parking

## Property features

- ✓ For sale BY AUCTION
- ✓ Ideal for Investors or First Time
- ✓ Lounge and separate dining room
- ✓ Front garden and rear courtyard with double driveway
- ✓ EPC Rating D

## 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

Pattinson Estate Agents are delighted to welcome to the market VIA AUCTION this two bedroom mid terraced property with an additional loft room, situated within Stanley, County Durham. The property provides accommodation over three floors and may be of interest to a range of buyers including first-time purchasers and investors.

The accommodation briefly comprises: entrance hallway with staircase access, lounge to the front aspect, separate dining room with access to the side, and a fitted kitchen/diner. To the first floor there are two bedrooms and a family bathroom, with a further loft room to the second floor. Externally, the property benefits from a lawned garden to the front and an enclosed courtyard to the rear.

Stanley offers a range of local amenities including shops, schools, and healthcare facilities. There are transport links providing access to nearby towns and cities including Durham, Chester-le-Street, and Newcastle upon Tyne.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £55,000

Property Type: Terraced House

Parking: Off Street

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: No

Sewerage: Standard UK domestic

Air conditioning: No

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

Mobile signal coverage: Good

## Entrance / Hallway

UPVC part glazed entrance door, staircase to the first floor, central heating radiator, and carpeted flooring.

---

## Lounge

4.08m x 3.93m (13'4" x 12'10")

Double glazed window to the front aspect, central heating radiator, built-in storage, electric fire with feature surround, and laminate flooring.

---



## Dining Room

4.90m x 4.30m (16'0" x 14'1")

Double glazed window to the side aspect, UPVC door providing external access, and laminate flooring.

---



## Kitchen

3.35m x 2.14m (10'11" x 7'0")

Double glazed window to the side aspect, UPVC door, fitted with wall and base units with roll top work surfaces, inset stainless steel sink, tiled splashbacks, plumbing for washing machine, space for fridge freezer, electric oven with four ring electric hob and extractor over, central heating radiator, and vinyl flooring.

---



## First Floor Landing

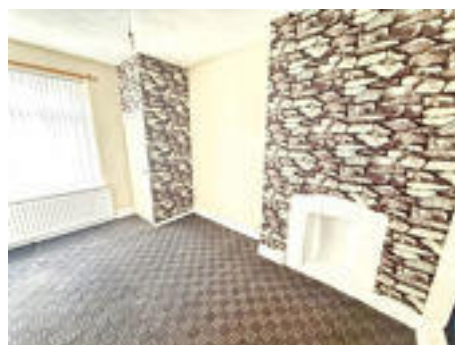
Staircase leading to the second floor and carpeted flooring.

---

## Bedroom One

4.00m x 3.00m (13'1" x 9'10")

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



## Bedroom Two

4.30m x 2.60m (14'1" x 8'6")

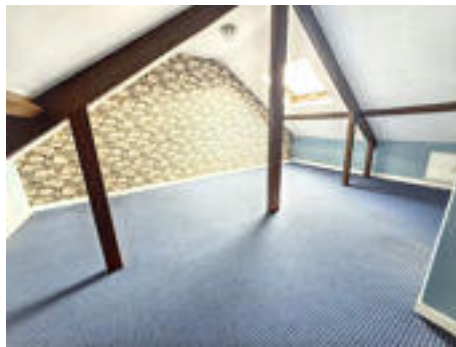
Double glazed window to the rear aspect, central heating radiator, built-in storage cupboard housing the combi boiler, feature fire surround, and carpeted flooring.



## Second Floor / Loft Room

6.00m x 4.70m (19'8" x 15'5")

Velux window to the front aspect, central heating radiator, built-in storage, and carpeted flooring.



## Family Bathroom

3.20m x 2.45m (10'5" x 8'0")

Double glazed window to the rear aspect, low level W/C, pedestal wash hand basin, bath with mains-fed shower over and handheld attachment, extractor fan, central heating radiator, and vinyl flooring.



## Externally

To the front:

Lawned garden with paved pathway, block paved patio area, and gated access.

To the rear:

Enclosed courtyard to the rear.



Approx Gross Internal Area  
119 sq m / 1277 sq ft



Denotes head height below 1.5m

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>		79
(55-68) <b>D</b>	59	
(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	

Surtees Terrace, Craghead, Stanley, Durham, DH9 6EA

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

**126A Trinity Street, Huddersfield, West Yorkshire, HD1 4DT, Tel: 01484 506211,  
admin@yellowbrickroadestateagents.co.uk, www.ybrea.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

