



### 3 bed terraced house to buy in

Wylam Street, Craghead, Stanley, Durham,  
DH9 6EY

**£60,000** Starting Bid

 x 3  x 1  x 1

Tenure

**Freehold**

Off Street parking

### Property features

- ✓ For Sale VIA AUCTION
- ✓ Low-maintenance front garden
- ✓ Spacious living/dining room
- ✓ Rear gated yard with off-street
- ✓ EPC Rating B

## Key Information

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

## Description

Pattinson Estate Agents Stanley are delighted to welcome to the market VIA AUCTION this three-bedroom house in Wylam Street, Craghead, DH9 6EY.

This charming property opens into a welcoming entrance hallway with practical laminate flooring and stairs leading to the first floor. The spacious living/dining room benefits from a large double-glazed window to the front, flooding the space with natural light, and offers ample room for a dining table alongside a stylish fire surround with an electric fire. The adjoining kitchen is well-proportioned and fitted with modern white wall and base units, contrasting work surfaces, an integrated oven and electric hob, and space for additional appliances, all complemented by a bright side-facing window and tiled flooring.

Upstairs, the landing provides access to all three bedrooms and the family shower room. The master bedroom is generously sized with a front-facing window and carpeted flooring, while the second bedroom overlooks the rear and features laminate flooring. The third bedroom also enjoys a front-facing aspect and includes a built-in storage cupboard. The shower room is fitted with a WC, pedestal wash basin, and mains-fed shower cubicle, with part-tiled walls and vinyl flooring.

Externally, the property offers a low-maintenance front garden enclosed by railings and a rear gated yard providing off-street parking.

The property benefits from solar panels which provide free electric to the property - details available on request.

Located in Craghead, the home is close to local amenities including shops, schools, and public transport links, making it an ideal choice for families, first-time buyers and investors alike.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £60,000

Property Type: Terraced House

Parking: Off Street, On Street, Driveway

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

Mobile signal coverage: Good

## Entrance Hallway

A part-glazed uPVC entrance door opens into a welcoming hallway with practical laminate flooring. Stairs rise to the first floor, and a door leads through to the living room.

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## Living / Dining Room

5.26m x 4.70m (17'3" x 15'5")

A large double-glazed uPVC window to the front aspect floods the room with natural light. This generous living space offers ample room for a dining table and chairs, featuring a stylish fire surround with an electric fire and laminate flooring. Door to kitchen.



## Kitchen

5.46m x 2.11m (17'10" x 6'11")

A bright and well-proportioned kitchen fitted with a range of modern white wall and base units complemented by contrasting work surfaces. There is an integrated oven with an electric four-ring hob, along with ample space for additional appliances and plumbing for a washing machine. A large window to the side aspect provides plenty of natural light, and tiled flooring adds a practical finish.



## First Floor Landing

The landing features loft access and carpeted flooring, with doors leading to all three bedrooms and the shower room.

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## Bedroom 1

3.80m x 3.02m (12'5" x 9'10")

A large double-glazed window to the front aspect allows plenty of natural light into the room. Central heating radiator and carpeted flooring.



## Bedroom 2

2.99m x 2.94m (9'9" x 9'7")

A large double-glazed window to the rear aspect provides plenty of natural light. The room features a central heating radiator and laminate flooring.



## Bedroom 3

2.88m x 2.13m (9'5" x 6'11")

A large double-glazed window to the front aspect provides excellent natural light. The room includes a built-in storage cupboard/wardrobe, central heating radiator, and laminate flooring.



## Family Shower room

2.20m x 1.81m (7'2" x 5'11")

A uPVC double-glazed window to the rear aspect provides natural light. The bathroom is fitted with a WC, pedestal wash basin, and a shower cubicle with a mains-fed shower. There are part tiled walls, a central heating radiator, and practical vinyl flooring.



## Externally

To the front:

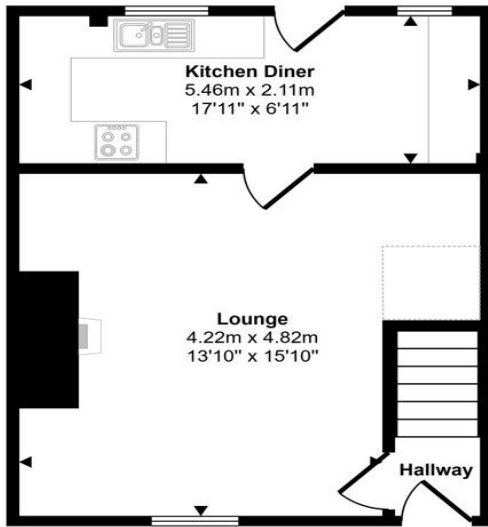
A low-maintenance garden enclosed by railings, with a paved pathway leading to the entrance and a gate giving access to the pedestrian path.

To the rear:

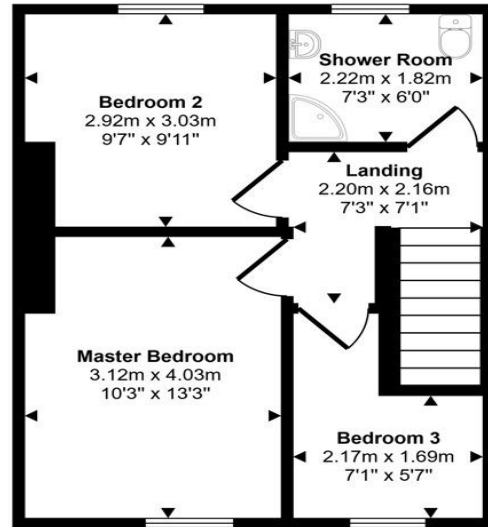
A low-maintenance, gated yard providing off-street parking.



Approx Gross Internal Area  
77 sq m / 829 sq ft



Ground Floor  
Approx 39 sq m / 415 sq ft



First Floor  
Approx 38 sq m / 414 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>	89	89
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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	

Wylam Street, Craghead, Stanley, Durham, DH9 6EY

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

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