



## 2 bed terraced house to buy in

Annfield Place, Stanley, Durham, DH9 8NP

**£75,000**

🛏 x2 🚿 x1 🚿 x1

Tenure

**Freehold**

On Street parking

## Property features

- ✓ No Onward Chain
- ✓ Two bedroom mid terrace
- ✓ Front lawned garden and enclosed rear courtyard
- ✓ Gas central heating and double
- ✓ Kitchen/diner with integrated appliances and breakfast bar

## Key Information

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

## Description

Pattinson Estate Agents are pleased to welcome to the market this two bedroom mid terrace property situated on Annfield Place, Stanley, County Durham. The property is likely to appeal to a range of buyers including first time purchasers, investors and those looking to downsize. Conveniently located for local amenities and transport links, the property offers accommodation over two floors.

The accommodation briefly comprises an entrance hallway, lounge and kitchen/diner to the ground floor. To the first floor there are two bedrooms and a family bathroom. Externally the property benefits from a lawned garden to the front and an enclosed courtyard to the rear with gated access to the rear lane.

Stanley town centre is within easy reach offering a range of shops, supermarkets, schools and leisure facilities. The area also benefits from road links to nearby towns and cities including Durham, Chester-le-Street and Newcastle upon Tyne.

Council Tax Band: A

Tenure: Freehold

Price: £75,000

Property Type: Terraced House

Parking: On 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

Accessed via a part glazed UPVC entrance door. Hardwood flooring, central heating radiator and stairs leading to the first floor landing.

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## Lounge

*3.30m x 4.07m (10'9" x 13'4")*

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

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## Kitchen / Diner

*4.38m x 2.33m (14'4" x 7'7")*

Fitted with a range of wall and base units with roll top work surfaces incorporating a one and a half bowl stainless steel sink unit. Integrated electric oven, five ring gas hob with extractor hood over, integrated dishwasher and integrated fridge freezer. Plumbing for washing machine, tiled splashbacks and tiled flooring. Built in storage cupboard, breakfast bar, central heating radiator, double glazed window to the rear and UPVC door providing access to the rear courtyard.

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## First Floor Landing

Carpeted flooring and loft access.

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## Bedroom One

*4.68m x 3.23m (15'4" x 10'7")*

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

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## Bedroom Two

*3.27m x 2.34m (10'8" x 7'8")*

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

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## Family Bathroom

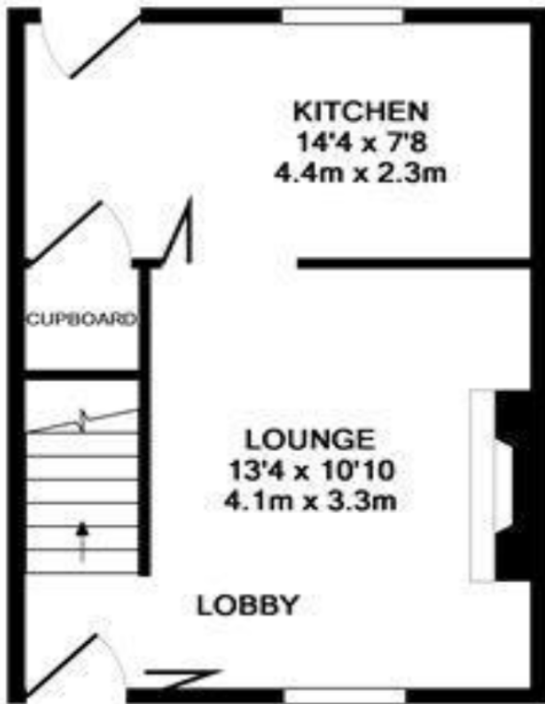
*1.93m x 2.00m (6'3" x 6'6")*

Fitted with a white suite comprising pedestal wash hand basin, bath with mains fed shower over and tiled walls. Chrome towel radiator, tiled flooring and double glazed window to the rear aspect.

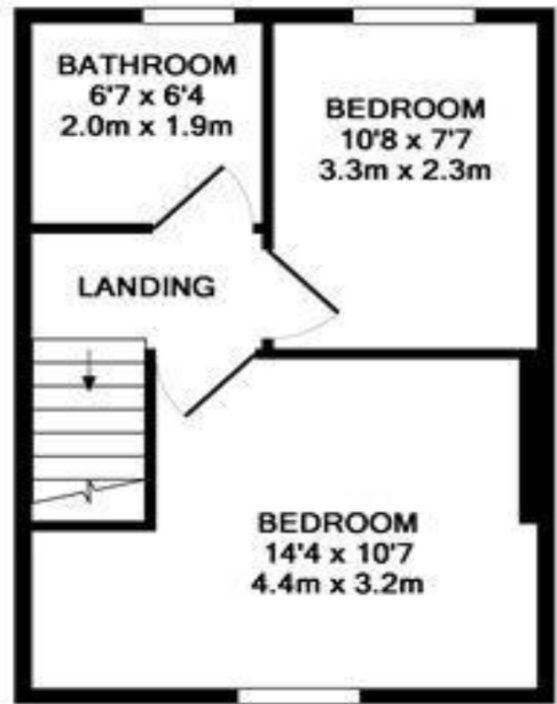
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## External

To the front of the property is a lawned garden with paved pathway and gated access. To the rear is an enclosed paved courtyard with gated access leading to the rear lane.



GROUND FLOOR  
APPROX. FLOOR  
AREA 27.9 SQ.M.  
(300 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 27.5 SQ.M.  
(296 SQ.FT.)

Annfield Place, Stanley, Durham, DH9 8NP

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

**79 Victoria Road East, Thornton-Cleveleys, Lancashire, FY5 5BU, [www.seea.co.uk/index.php](http://www.seea.co.uk/index.php)**

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