



## 2 bed terraced house to buy in

Stanley Terrace, Thornley, Durham,  
Durham, DH6 3ES

**£49,000** Starting Bid

 x 2  x 1  x 1

Tenure

Size

**Freehold**

**840 sq ft / 78 sq m**

Off Street parking

Garden

## Property features

- ✓ NO CHAIN
- ✓ Spacious Two Bedroom Mid-Terraced Home
- ✓ Two Generous Double Bedrooms
- ✓ Separate Utility Room
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

Situated in the popular village of Thornley, County Durham, this spacious two-bedroom mid-terraced home offers an excellent opportunity for first-time buyers, families, or investors alike. Offering a potential rental income of approximately £600 PCM and an impressive potential annual rental yield of 13.1%, the property presents an attractive investment opportunity whilst also providing generous living accommodation and convenient access to the A19 and A1 transport links.

The property briefly comprises a spacious reception room to the front, offering the ideal setting for both relaxing and entertaining. To the rear is a fitted kitchen/dining area providing ample space for everyday family living, whilst the family bathroom benefits from modern fittings and fixtures designed with both comfort and practicality in mind. A separate utility room adds further convenience and additional storage space.

To the first floor are two generous double bedrooms, both offering excellent proportions and plenty of natural light throughout.

Externally, the property benefits from an enclosed rear yard with double gates providing valuable off-street parking for multiple vehicles. The home also benefits from gas central heating and double glazing throughout.

Positioned within walking distance of local shops, schools, and amenities, this property is ideally placed for those seeking a quieter village setting without compromising on connectivity to Durham and the surrounding areas.

Early viewing is highly recommended to fully appreciate the size, potential, and location of this fantastic home. Contact Pattinson Estate Agents today to arrange your internal viewing.

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £49,000

Property Type: Terraced House

Build Size: 78 sq m

USPs: Garden, Chain free

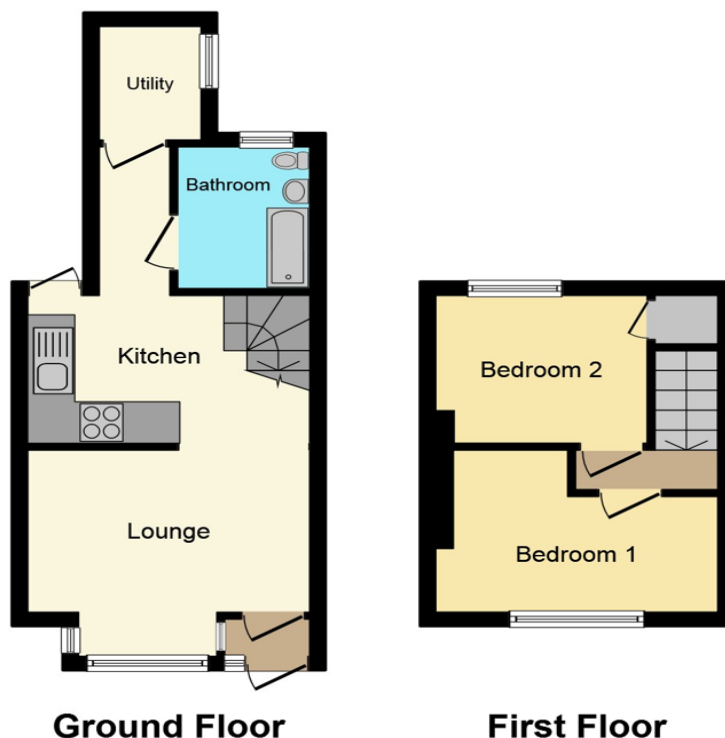
Parking: Off Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic



**Ground Floor**

**First Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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>	70	78
(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	

Stanley Terrace, Thornley, Durham, Durham, DH6 3ES

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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