



## 2 bed terraced house to buy in

Fern Avenue, South Moor, Stanley,  
Durham, DH9 7QY

# £58,450

🏠 x2 🚗 x1 🚲 x1

Tenure

**Freehold**

On Street parking

## Property features

- ✓ Cash Buyers Only
- ✓ Two Bedroom
- ✓ Mid Terrace
- ✓ Front Garden
- ✓ 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 pleased to offer for sale this two-bedroom property with NO ONWARD CHAIN located on Fern Avenue, Southmoor, Stanley, DH9 7QY. The property is situated within an up and coming residential area and would be suited to a range of buyers including investors. The property is an unfinished project and will require a new kitchen to be fitted.

The accommodation briefly comprises an entrance hallway with stairs to the first floor, lounge to the front elevation with built-in storage and feature surround, and a kitchen/diner to the rear with wall units and plumbing for a sink and washing machine. To the first floor are two bedrooms and a family bathroom fitted with a white suite and shower over the bath. Externally the property benefits from a lawned garden to the front and an enclosed courtyard to the rear with gated access and external storage.

Fern Avenue is located in the Southmoor area of Stanley, County Durham. The area provides access to local amenities including shops, schools and public transport links. Stanley town centre is within easy reach, offering a wider range of retail and leisure facilities, while road links provide access to surrounding areas including Chester-le-Street, Consett and Durham.

Council Tax Band: A

Tenure: Freehold

Price: £58,450

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

Part glazed composite entrance door leading into the hallway. Stairs to the first floor. Laminate flooring.

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## Lounge

3.81m x 4.42m (12'6" x 14'6")

Double glazed window to the front aspect. GCH radiator. Built-in storage with additional storage located under the stairs. Feature surround. Laminate flooring.



## Kitchen/Diner

4.78m x 2.08m (15'8" x 6'9")

Double glazed window to the rear aspect and composite door providing access to the rear. The room has been stripped of the old kitchen and is ready for a new one to be fitted. Plumbing for a sink and washing machine. Combi boiler. GCH radiator. Laminate flooring.

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## First Floor Landing

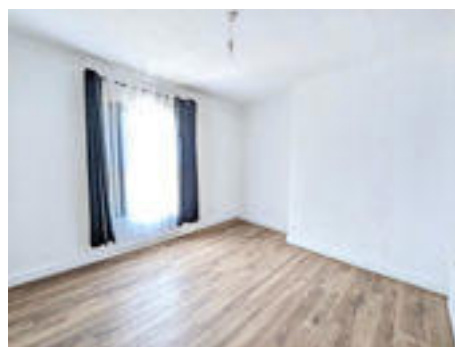
Providing access to bedrooms and bathroom.

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## Bedroom One

4.76m x 3.64m (15'7" x 11'11")

Double glazed window to the front aspect. GCH radiator. Laminate flooring.



## Bedroom Two

2.87m x 3.07m (9'4" x 10'0")

Double glazed window to the rear aspect. GCH radiator. Carpet flooring.



## Family Bathroom

1.99m x 1.81m (6'6" x 5'11")

Double glazed window to the rear aspect. Fitted white suite comprising W/C, pedestal wash hand basin and bath with mains shower over. Part tiled walls. GCH radiator. Laminate flooring.



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## Front

Garden area mainly laid to lawn with paved pathway.

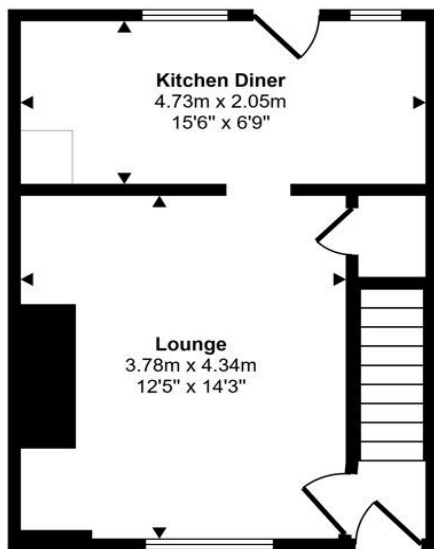
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## Rear

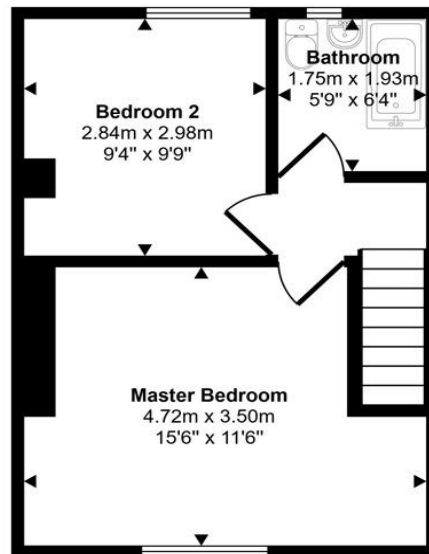
Enclosed courtyard with gated access to the rear lane. External storage including two outhouse storage areas.



Approx Gross Internal Area  
62 sq m / 669 sq ft



Ground Floor  
Approx 31 sq m / 332 sq ft



First Floor  
Approx 31 sq m / 337 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>			81
(69-80) <b>C</b>			
(55-68) <b>D</b>		57	
(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	

Fern Avenue, South Moor, Stanley, Durham, DH9 7QY

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

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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