



## 2 bed terraced house to buy in

Slaidburn Road, Stanley, Durham, Co Durham, DH9 0DF

**£55,000** Starting Bid

 x 2  x 1  x 1

Tenure

**Freehold**

On Street parking

## Property features

- ✓ Immediate 'exchange of contracts' available
- ✓ Being sold via 'Secure Sale'
- ✓ No Upper Chain
- ✓ Two Bedroom Terrace
- ✓ 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: None
- ✓ Mobile signal: Good

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply.

Pattinson Auction are delighted to welcome to the sale market this two bedroom terrace home, situated in Slaidburn Road, Stanley.

A well presented and spacious two bedroom terraced home on Slaidburn Road, Stanley, County Durham, offering convenience, spacious living, in a sought after location.

This home is ideally positioned within easy walking distance of Stanley town centre, where you'll find a wide variety of shops, cafés, and everyday amenities. Excellent transport links make commuting simple, whether you're heading into Durham, Newcastle, or further afield.

Inside, the home offers generous living accommodation with a bright and welcoming feel throughout. Both bedrooms are well proportioned, providing comfortable space for a small family, professionals, or anyone seeking a practical and well located home.

To the rear, a surprisingly spacious yard offers plenty of room for outdoor seating, storage, or low maintenance gardening-an excellent bonus for a terraced property in this area.

Homes in this popular street rarely stay on the market for long. With its convenient setting and generous layout, this property is an ideal opportunity for first time buyers, investors, or those looking to move closer to the heart of Stanley.

in brief the property comprises of; entrance lobby, stairs to first floor and door leading to the lounge, from the lounge is a spacious kitchen and access to the generous rear yard with gated rear access. To the first floor is two double bedrooms and a bathroom. On street parking to the front is also available.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £55,000

Property Type: Terraced House

Parking: On Street

Construction materials: Brick and block, Stone built

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flood defences: No

Planning permissions or proposals for development: No

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

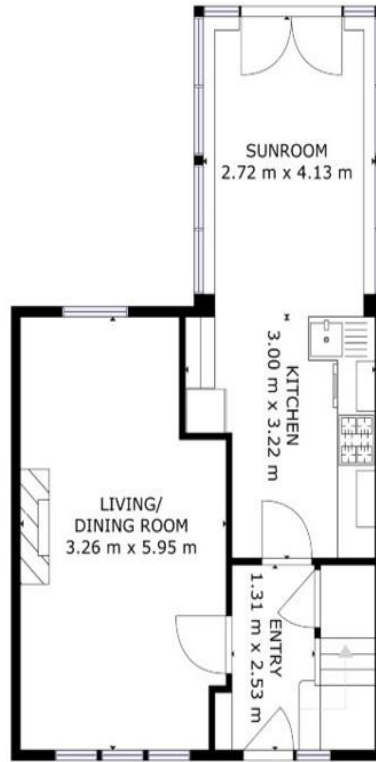
Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Good



GROSS INTERNAL AREA  
 FLOOR 1: 45 m<sup>2</sup>, FLOOR 2: 32 m<sup>2</sup>  
 TOTAL: 77 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			88
(69-80) <b>C</b>			
(55-68) <b>D</b>		62	
(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	

Slaidburn Road, Stanley, Durham, Co Durham, DH9 0DF

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

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

