



## 2 bed terraced house to buy in

Pontop Terrace, Annfield Plain, Stanley,  
Durham, DH9 8NS

**£85,000** Starting Bid

 x2  x1  x1

Tenure

**Freehold**

Off Street parking

## Property features

- ✓ To Be Sold Via Online Auction
- ✓ Modernised Throughout
- ✓ Two Bedrooms
- ✓ Close to Local Amenities
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

To Be Sold Via Online Auction, Fees Apply.

Situated on the extremely sought-after Pontop Terrace in Annfield Plain, this beautifully modernised and exceptionally well-maintained two-bedroom terraced home offers stylish accommodation throughout and is perfectly positioned close to a wide range of local amenities, schools, and excellent transport links.

Upon entering the property, you are welcomed into an entrance hallway leading through to a spacious and inviting living room, finished to a high standard and providing the perfect space for relaxation and entertaining. To the rear, the stunning kitchen diner has been thoughtfully updated to create a contemporary and practical space, offering ample storage, worktop space, and room for dining.

To the first floor, the property boasts two generously sized double bedrooms, both presented beautifully, alongside a modern family bathroom fitted with quality fixtures and fittings.

Externally, the home benefits from a private rear yard, providing a low-maintenance outdoor space ideal for enjoying the warmer months.

This fantastic property would make an ideal first-time purchase, family home, or investment opportunity, with early viewing highly recommended to fully appreciate the quality and accommodation on offer.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £85,000

Property Type: Terraced House

Parking: Off Street

Heating: Gas

## External Front



## Entrance Hall



## Living Room

5.155m x 4.612m (16'10" x 15'1")



## Kitchen Diner

4.566m x 2.854m (14'11" x 9'4")



## First Floor Landing



## Bedroom 1

4.63m x 4.166m (15'2" x 13'8")



## Bedroom 2

2.896m x 2.849m (9'6" x 9'4")



## Bathroom


1.854m x 1.849m (6'0" x 6'0")



## Rear Garden





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	72	
(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 

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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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