



## 2 bed terraced house to buy in

Charlotte Street, South Moor, Stanley,  
Durham, DH9 7AT

**£49,000** Starting Bid

 x 2  x 1  x 1

Tenure

**Freehold**

Garage parking

## Property features

- ✓ For sale BY AUCTION
- ✓ Two bedroom mid terrace
- ✓ No Onward Chain
- ✓ Open Plan Living Accommodation
- ✓ 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 VIA AUCTION this two bedroom mid-terrace property located on Charlotte Street, South Moor, Stanley. Offered with no onward chain, the property provides open plan living accommodation and a garage to the rear, making it suitable for first time buyers or investors alike.

The accommodation briefly comprises an entrance lobby leading into an open plan lounge and dining room, with a modern kitchen situated to the rear of the property. To the first floor there are two bedrooms and a fully tiled bathroom/WC. Externally the property benefits from a rear yard and a single attached garage providing off-street parking.

The property is situated within South Moor, Stanley, and is located close to a range of local amenities and popular local schools. Stanley town centre is a short drive away, offering additional shops, services and transport links to surrounding areas.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £49,000

Property Type: Terraced House

Parking: Garage, On Street

Year built: 1900

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

## Lounge

4.50m x 4.20m (14'9" x 13'9")

Open plan to the dining room with a double glazed window to the front elevation, central heating radiator and wood effect vinyl flooring.



## Dining Room

4.50m x 2.56m (14'9" x 8'4")

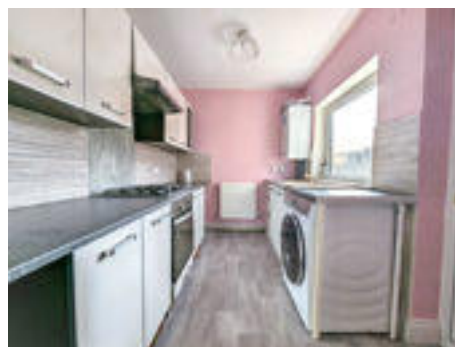
Open from the lounge with a double glazed window to the rear elevation, central heating radiator and wood effect vinyl flooring.



## Kitchen

2.97m x 2.06m (9'8" x 6'9")

Fitted with a range of white wall and base units with contrasting work surfaces. Includes a sink unit with mixer tap, integrated oven, hob and extractor hood. Part tiled walls, wood effect vinyl flooring, double glazed window and external door providing access to the rear yard.



## First Floor Landing

Carpeted flooring with access to the loft space.

## Bedroom One

4.50m x 3.82m (14'9" x 12'6")

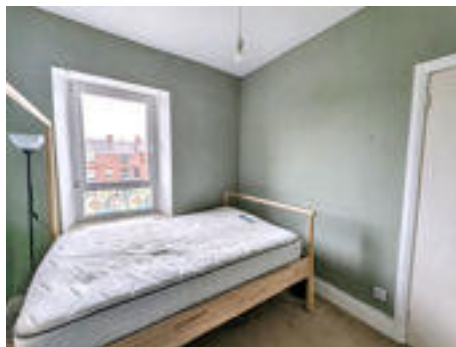
Double bedroom with a double glazed window to the front elevation, central heating radiator, built-in storage and carpeted flooring.



## Bedroom Two

2.80m x 2.55m (9'2" x 8'4")

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



## Bathroom / WC

1.96m x 1.70m (6'5" x 5'6")

Comprising a panelled bath with wall mounted shower, vanity wash hand basin and low level WC. Chrome heated towel rail, double glazed window and fully tiled walls and flooring.

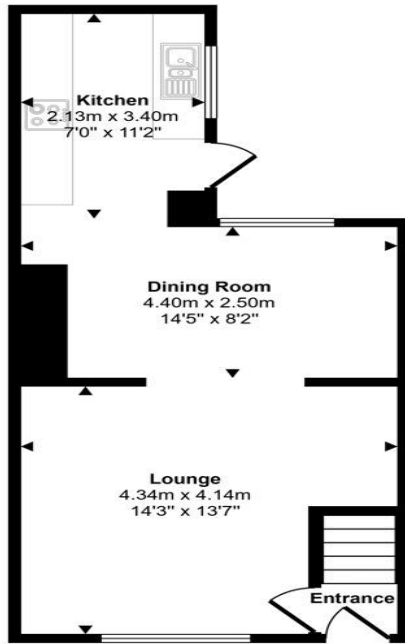


## External

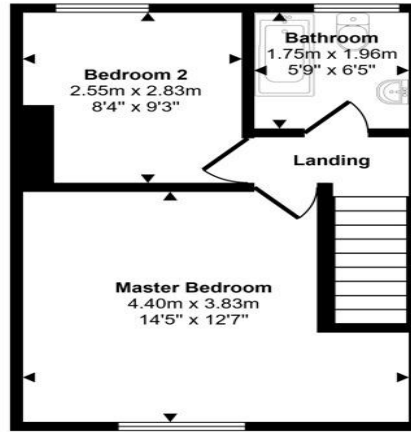
To the rear of the property there is an enclosed yard and a single attached garage providing off-street parking. The garage benefits from a recent new roof.



Approx Gross Internal Area  
67 sq m / 725 sq ft



Ground Floor  
Approx 37 sq m / 401 sq ft



First Floor  
Approx 30 sq m / 324 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>			86
(69-80) <b>C</b>			
(55-68) <b>D</b>		68	
(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	

Charlotte Street, South Moor, Stanley, Durham, DH9 7AT

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

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