



## 2 bed terraced house to buy in

Annfield Place, Stanley, Stanley, Durham,  
DH9 8NP

**£64,950**

🛏 x 2 🚿 x 1 🚿 x 1

Tenure

**Freehold**

## Property features

- ✓ Two bedroom mid terrace
- ✓ Lounge and kitchen
- ✓ Gas Central Heating & Double
- ✓ Front garden and rear yard
- ✓ EPC Rating C

On Street parking

Garden

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Great investment opportunity to purchase this spacious two bedroom mid terrace property located in Annfield Place, Stanley. This property offers good size living accommodation and would be ideal for an investor looking to add to their portfolio. Located close to local shops, schools and with excellent bus and road links into Stanley and Durham.

The floorplan comprises Entrance hall, lounge and kitchen. To the first floor two bedrooms and bathroom. Further benefits include gas central heating, double glazing, spacious front garden and rear yard. There is no onward chain.

Council Tax Band: A

Tenure: Freehold

Price: £64,950

Property Type: Terraced House

USPs: Garden

Parking: On Street

Year built: 1930

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Source of flood: Other

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: 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

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

## Entrance Hall

Double glazed entrance door, staircase to the first floor, double radiator, door into the lounge.

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## Lounge

Double glazed front aspect window, fireplace, double radiator.



## Kitchen

Fitted wall and base units incorporating counter work tops with a single drainer sink unit, electric cooker point, space for a washing machine, partly tiled walls, double radiator, built in cupboard, double glazed rear aspect window and door into the rear yard.



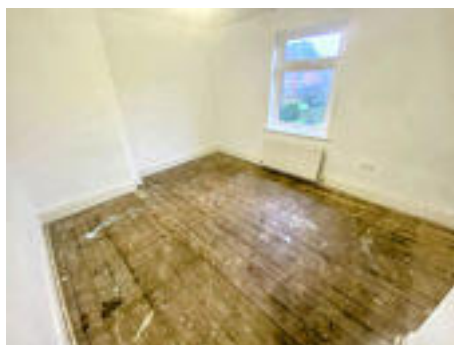
## First floor landing

Access to roof space

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## Bedroom One

Double glazed front aspect window, double radiator.



## Bedroom Two

Double glazed rear aspect window, double radiator.



## Bathroom

White three piece suite comprising panelled bath with shower over, pedestal wash hand basin, low level w.c. partly tiled walls, double radiator, double glazed rear aspect window.



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## Front garden

Laid mainly to lawn, paved area, hedged and fenced boundaries with gate access.

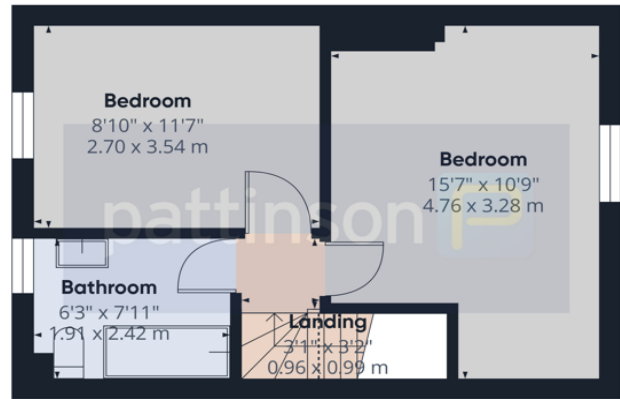
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## Rear yard

Mainly paved two brick built outbuildings, walled boundaries and gate access.



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
645 ft<sup>2</sup>  
59.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		90
(69-80) <b>C</b>	74	
(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

Annfield Place, Stanley, Stanley, Durham, DH9 8NP

Contact your local branch today for more information on this property:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
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