



## 2 bed terraced house to buy in

Wardle Street, South Moor, Stanley,  
Durham, DH9 7EX

**£30,000** Starting Bid

 x 2  x 1  x 1

Tenure

**Freehold**

## Property features

- ✓ For Sale Via AUCTION
- ✓ No Onward Chain!
- ✓ Two Bedroom
- ✓ Mid-Terrace
- ✓ EPC Rating D

On Street parking

## 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 welcome to the market this two bedroom mid terraced property situated on Wardle Street, South Moor, Stanley. Offered for sale BY AUCTION, the property may appeal to a range of buyers including investors and owner occupiers. Potential income £600-£625 once renovated. Conveniently located for local amenities and transport links within Stanley and the surrounding areas.

The accommodation briefly comprises: entrance hallway, lounge, kitchen/diner and rear porch to the ground floor. To the first floor there are two bedrooms and a family bathroom. Externally the property benefits from a lawned garden to the front and an enclosed courtyard to the rear with gated access to the rear lane.

South Moor is positioned close to Stanley town centre where a range of shopping, leisure and educational facilities are available. The area also benefits from road links providing access to Chester-le-Street, Durham and Newcastle upon Tyne.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £30,000

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

UPVC part glazed entrance door, stairs leading to the first floor and carpet flooring.

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## Lounge

4.60m x 4.05m (15'1" x 13'3")

Double glazed window to the front aspect, gas central heating radiator, gas fire and carpet flooring.



## Kitchen / Diner

5.22m x 2.10m (17'1" x 6'10")

Double glazed window to the rear aspect, range of wall and base units with roll top work surfaces incorporating sink unit, plumbing for washing machine, gas central heating radiator, built in storage cupboard and free standing gas oven. Combi boiler and part glazed door leading to the rear porch. Carpet flooring.



## Rear Porch

2.03m x 1.52m (6'7" x 4'11")

UPVC part glazed entrance door, double glazed window and carpet flooring.



## First Floor Landing

Loft access and carpet flooring.

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## Bedroom One

4.07m x 3.82m (13'4" x 12'6")

Double glazed window to the front aspect, gas central heating radiator, built in storage, built in wardrobe and carpet flooring.



## Bedroom Two

2.94m x 2.92m (9'7" x 9'6")

Double glazed window to the rear aspect, gas central heating radiator, built in wardrobe and carpet flooring.



## Family Bathroom

2.06m x 1.83m (6'9" x 6'0")

Double glazed window to the rear aspect, white suite comprising low level WC, pedestal wash hand basin and bath with electric shower over. Built in storage cupboard, gas central heating radiator and vinyl flooring.



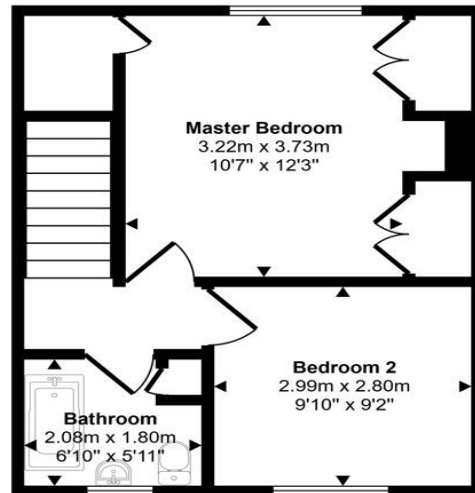
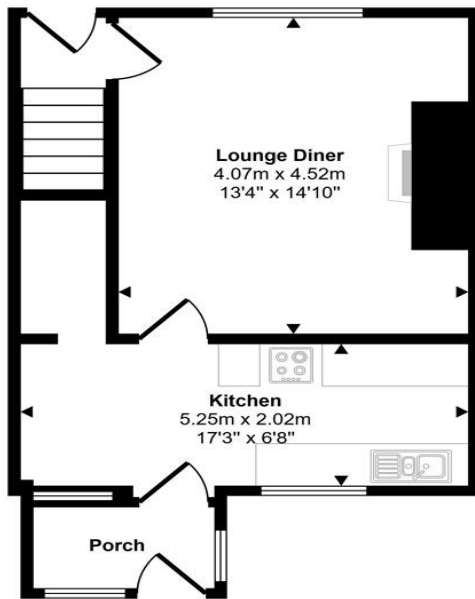
## Externally

To the front is a lawned garden with pathway leading to the entrance.

To the rear is an enclosed walled courtyard with gated access to the rear lane.



Approx Gross Internal Area  
73 sq m / 781 sq ft



**First Floor**  
Approx 35 sq m / 376 sq ft

**Ground Floor**  
Approx 38 sq m / 405 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
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			79
(55-68) <b>D</b>	64		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Wardle Street, South Moor, Stanley, Durham, DH9 7EX

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