



## 2 bed terraced house to buy in

Fairview Terrace, greencroft, Stanley,  
Durham, DH9 8NR

**£65,000**

 x2  x1  x1

Tenure

**Freehold**

Off Street parking

## Property features

- ✓ NO ONWARD CHAIN
- ✓ Two bedroom
- ✓ Terrace House
- ✓ Rear yard with parking
- ✓ EPC Rating C

## Key Information

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

## Description

Pattinson Estate Agents are excited to present this charming two-bedroom terrace property located in the sought-after area of Greencroft. This delightful home is conveniently situated near local amenities and boasts excellent transport links, making it ideal for both commuters and families.

As you enter, you are greeted by a welcoming entrance hall that leads you into a spacious lounge, perfect for relaxing or entertaining guests. The adjoining dining room offers an inviting space for family meals and gatherings, while the well-designed kitchen provides both functionality and style.

Venturing upstairs, you'll find a bright and airy landing that guides you to the master bedroom, a tranquil retreat with ample natural light. A well-appointed bathroom serves the home, along with a second cosy bedroom that can serve multiple purposes, whether as a guest room, children's room, or home office.

Externally, the property boasts a private yard with convenient car access, offering both practicality and outdoor space for your enjoyment.

We look forward to introducing you to this wonderful property!

Council Tax Band: A

Tenure: Freehold

Price: £65,000

Property Type: Terraced House

Parking: Off Street

Heating: Gas

## Entrance hallway

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### Lounge

3.61m x 4.16m (11'10" x 13'7")



### Dining room

4.60m x 3.84m (15'1" x 12'7")



### Kitchen

5.27m x 3.84m (17'3" x 12'7")



## Stairs to first floor landing

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### Master bedroom

3.73m x 4.22m (12'2" x 13'10")



## Bedroom two

3.73m x 4.22m (12'2" x 13'10")



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## Bathroom




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## Rear yard





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	80
(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:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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