



## 2 bed terraced house to buy in

Welsh Terrace, Annfield Plain, Stanley,  
Durham, DH9 7SP

**£61,000** Offers Over

 x2  x1  x1

Tenure

**Freehold**

Off Street parking

## Property features

- ✓ Two bedroom stone built mid terrace property
- ✓ Gas Central Heating & Double
- ✓ Rear yard with off road parking
- ✓ Freehold and council tax band A
- ✓ EPC Rating E

## Key Information

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

## Description

We are delighted to offer to the market this two bedroom stone built mid terrace property located in Annfield Plain, Stanley. This property offers good size living accommodation and would be ideal for a first time buyer or investor looking to add to there portfolio. Located close to local shops, schools, local amenities and excellent bus and road links into Durham and Newcastle.

The floorplan comprises Entrance hall, lounge and kitchen. To the first floor two double bedrooms and bathroom. Further benefits include gas central heating, double glazing, rear yard with off road parking.

Council Tax Band: A

Tenure: Freehold

Price: Offers Over £61,000

Property Type: Terraced House

USPs: Requires updating

Parking: Off Street

Year built: 1900

Construction materials: Stone built

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, double glazed front aspect window, stairs to the first floor. door into the lounge.

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## Lounge

Double glazed front aspect window, fireplace with inset and hearth, picture rail, double radiator, built in cupboard.



## Kitchen

Fitted wall and base units incorporating counter work tops with a single drainer sink unit, gas cooker point, space for a washing machine and dish washer, combination boiler, double radiator, ceiling fan and spot lighting. Double glazed rear aspect window and door into the rear yard.



## First floor landing

Access to roof space via pull down ladder, boarded and lighting

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## Bedroom One

Double glazed rear aspect window, single radiator.



## Bedroom Two

Double glazed rear aspect window, single radiator.



## Bathroom

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



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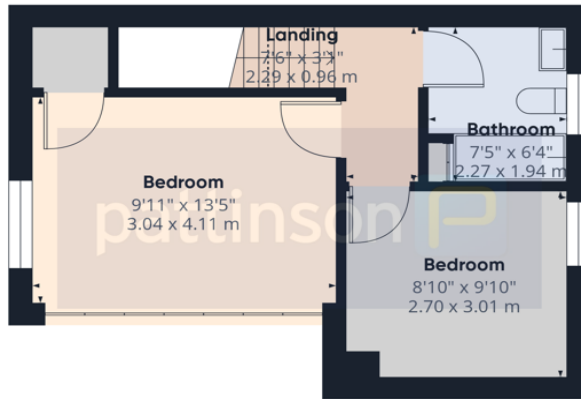
## Rear yard

Mainly block paved, wrought iron gates with off road parking, brick built out building.





Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
 651 ft<sup>2</sup>  
 60.5 m<sup>2</sup>

**Reduced headroom**  
 1 ft<sup>2</sup>  
 0.1 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>			82
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		43	
(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	

Welsh Terrace, Annfield Plain, Stanley, Durham, DH9 7SP

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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