



## Stanley Terrace

Stanley, Crook DL15 9SJ

By Auction £63,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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# Stanley Terrace

## Stanley, Crook DL15 9SJ



- Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £63,000
  - EPC Grade D
  - Small Garden
- Not Overlooked To Front Or Rear
  - Gas Central Heating
  - Large Rear Yard
- Three Bedrooms
  - UPVC Double Glazed
  - Ideal Family Home

FOR SALE VIA ONLINE AUCTION STARTING BID £63,000 terms and conditions apply.

Pleasantly located and not overlooked to the front or the rear. This stone built three bedroom mid terraced house offering a good opportunity for those seeking an investment or a semi rural lifestyle With Gas central heating and UPVC double glazing. The accommodation includes lounge, fitted kitchen/dining room, inner hallway, landing, three bedrooms and a wet room. Externally to the front there is a small garden whilst to the rear there is a yard with double gates and coal bunker.

### Ground Floor

#### Lounge

16' x 11'11" (4.88m x 3.63m)  
UPVC double glazed front entrance door. UPVC double glazed picture window to the front elevation, double central heating radiator and painted feature brick fireplace with inset coal fire

#### Kitchen/Dining Room

14'03" x 12'09" (4.34m x 3.89m)  
Fitted with a range of white painted wall and base units, laminated working surfaces over, inset single drainer sink unit, and mixer taps over, plumbing and space for washing machine, double central heating radiators, integral appliances including electric oven, electric hob, UPVC double glazed window, timber door to pantry cupboard and UPVC double glazed rear entrance door

#### Inner Hallway

UPVC double glazed window and staircase to the first floor

### First Floor

#### Landing

Loft access

#### Bedroom One

12' x 10'11" (3.66m x 3.33m)  
UPVC double glazed window and central heating radiator

#### Bedroom Two

11'04" x 7'05" (3.45m x 2.26m)  
UPVC double glazed window and central heating radiator

#### Bedroom Three

12' x 5' (3.66m x 1.52m)  
UPVC double glazed window and central heating radiator

#### Wet Room/WC

With walk in shower with mains shower, wc, pedestal wash hand basin, central heating radiator, opaque UPVC double glazed window, tiled splash backs, storage cupboard housing gas boiler.

### Exterior

To the front of the property there is an enclosed garden area with views. Whilst to the rear there is an enclosed yard with double gates and coal bunker

### Energy Performance Certificate

To view this property Energy certificate please click on the link below

<https://find-energy-certificate.service.gov.uk/energy-certificate/0340-2779-3190-2172-0315>

EPC Grade D

### Other General Information

Tenure: Freehold  
Gas and Electricity: Mains  
Sewerage and water: Mains  
Broadband: Ultrafast Broadband available. Highest available download speed 1800 Mbps. Highest available upload speed 220 Mbps.  
Mobile Signal/coverage: Limited with a number of different service providers. We recommend you contact your service provider for further information.  
Council Tax: Durham County Council. Band: A Annual price: £1,624.04 (Maximum 2025)  
Energy Performance Certificate Grade D  
Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.  
Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer  
The preceding details have been sourced from the seller, OntheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Crook) Limited cannot accept liability for any information provided.

### Auctioneers Comments

Auctioneers Additional Comments  
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details

being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price', and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

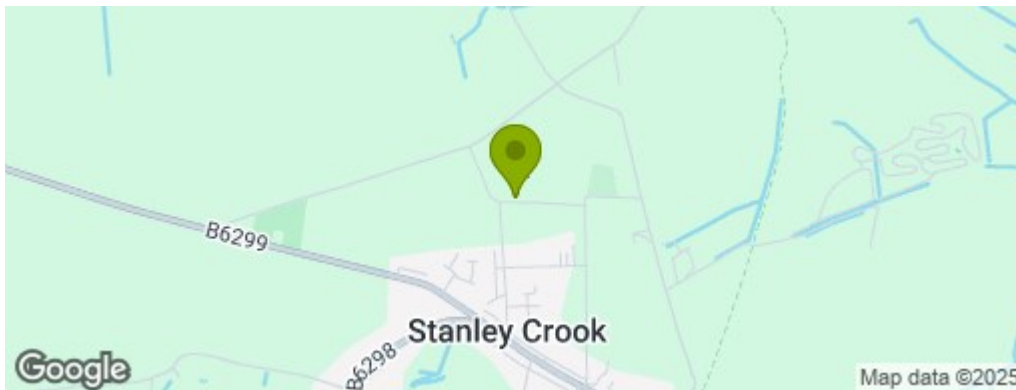
A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments  
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Information

Durham County Council - Council tax band A  
Tenure- Freehold

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