



### 3 bed terraced house to buy in

Westfields, Stanley, Durham, DH9 7DB

**£110,000** Offers Over

 x3  x1  x1

Tenure

**Freehold**

### Property features

- ✓ Terrace House
- ✓ Three Bedrooms
- ✓ Gas Central Heating
- ✓ UPVC Double Glazing
- ✓ EPC Rating C

## Key Information

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

## Description

Located on the outskirts of Stanley town centre, this well presented three-bedroom mid-terrace home offers an excellent opportunity for a wide range of buyers, including first-time purchasers, growing families, and investors seeking a potential rental property.

The property benefits from UPVC double glazing and gas central heating via a combi boiler (fitted Jan 2025). The accommodation briefly comprises an entrance hall with staircase to the first floor, a spacious lounge/diner, and a fitted kitchen. To the first floor are three well proportioned bedrooms and a family bathroom.

Externally, the home features an open plan garden to the front and a low-maintenance flagged garden to the rear, providing useful outdoor space.

Agents note a new consumer unit was fitted in Jan 2026

Council Tax Band: A

Tenure: Freehold

Price: Offers Over £110,000

Property Type: Terraced House

Heating: Gas

## Entrance Hall

UPVC door, stairs to the first floor, built in cupboard



## Lounge/Dining Room

3.40m x 6.50m (11'1" x 21'3")

Dual aspect UPVC double glazed windows, two radiators, under stairs cupboard



## Kitchen

4.10m x 3.00m (13'5" x 9'10")

Fitted white gloss wall and base units, stainless steel one and a half bowl sink and drainer, gas hob with extractor over, built in electric oven, tiled splash backs, UPVC double glazed window



## Landing



## Bedroom One

3.70m x 4.30m (12'1" x 14'1")

(Measurements include alcoves) UPVC double glazed window, radiator



## Bedroom Two

3.50m x 3.60m (11'5" x 11'9")

(Measurements to maximum) UPVC double glazed window, radiator



## Bedroom Three

3.20m x 3.10m (10'5" x 10'2")

(L Shaped measurements to maximum) UPVC double glazed window, radiator



## Bathroom

2.10m x 2.30m (6'10" x 7'6")

Comprising a panelled bath with electric shower over, WC, pedestal wash basin, UPVC double glazed window, radiator

## Cloaks/WC

WC, radiator, wash basin, UPVC double glazed window





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	72	
(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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