



2 bed terraced house to buy in

Tennyson Gardens, Dipton, Stanley,
Durham, DH9 9ET

£50,000 Starting Bid

 x 2  x 1  x 1

Tenure

Freehold

Property features

- ✓ For Sale VIA ONLINE AUCTION
- ✓ No Onward Chain
- ✓ Two Double Bedrooms
- ✓ Kitchen/ Diner
- ✓ EPC Rating C

On Street parking

Garden

Key Information

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

Description

Pattinson Estate Agents welcome to the market this two-bedroom mid terrace property situated on Tennyson Gardens, Dipton. Offered for sale by auction, the property provides accommodation over two floors and is likely to appeal to investors, developers or buyers seeking a property with scope for updating.

The accommodation briefly comprises an entrance hallway with staircase to the first floor, lounge to the front elevation, kitchen/dining room to the rear, and a rear lobby providing access to the garden. To the first floor are two bedrooms, a family bathroom with separate W.C., and a landing with built-in storage and loft access.

Externally, the property benefits from a lawned front garden with paved pathway and an enclosed rear garden with paved patio, gated access to the rear lane and an external water supply.

Dipton is a village in County Durham offering a range of local amenities including shops, schools and public transport links. The property is well positioned for access to Stanley, Consett and surrounding towns, with road connections providing access throughout the region.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £50,000

Property Type: Terraced House

USPs: Garden, Requires work, Requires updating

Parking: On Street, Communal

Construction materials: Brick and block

Roofing type: Clay 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), FTTP (fibre to the premises)

Mobile signal coverage: Good

Entrance Hallway

Accessed via a UPVC entrance door with staircase leading to the first floor, gas central heating radiator and carpet flooring.

Lounge

4.12m x 4.00m (13'6" x 13'1")

Located to the front aspect with double glazed window, gas central heating radiator, feature fireplace surround and carpet flooring.



Kitchen / Dining Room

5.18m x 3.15m (16'11" x 10'4")

Fitted with a range of wall and base units incorporating roll-top work surfaces and a stainless steel sink with tiled splashbacks. Space is provided for a free-standing cooker, fridge/freezer and washing machine. Single glazed rear aspect window, gas central heating radiator and vinyl flooring to the kitchen area with carpet flooring to the dining area.



Rear Lobby

2.35m x 1.21m (7'8" x 3'11")

UPVC door providing access to the rear garden. Built-in storage cupboard, housing the combination boiler, with vinyl flooring.



First Floor Landing

With built-in storage cupboard, loft access and carpet flooring.

Bedroom One

4.15m x 3.13m (13'7" x 10'3")

Situated to the front elevation with single glazed window, gas central heating radiator, built-in storage and carpet flooring.



Bedroom Two

4.10m x 3.15m (13'5" x 10'4")

Located to the rear elevation with single glazed window, gas central heating radiator, built-in storage and carpet flooring.



Family Bathroom

2.42m x 1.70m (7'11" x 5'6")

Comprising a white suite including pedestal wash hand basin and bath, gas central heating radiator, single glazed rear aspect window and vinyl flooring. Separate W.C.



Externally

To the front:

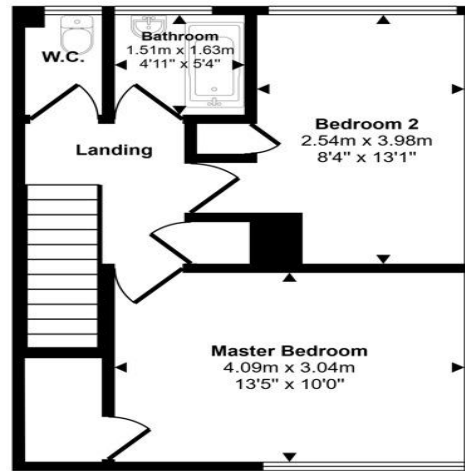
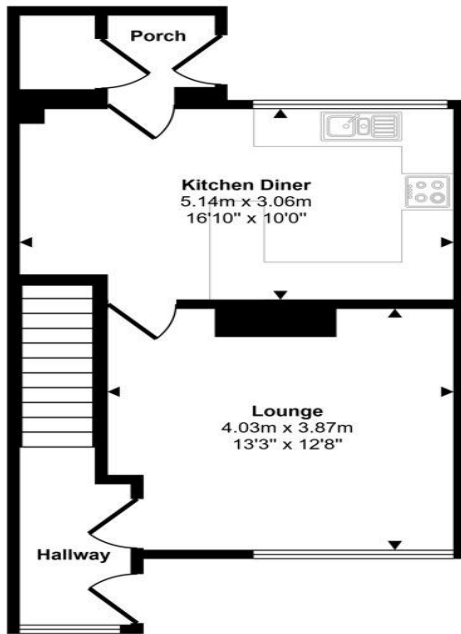
Lawned garden with paved pathway leading to the entrance.

To the rear:

Enclosed garden with paved patio area and pathway leading to the property. Gated access to the rear lane and external water supply.



Approx Gross Internal Area
77 sq m / 828 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) A		
(81-91) B		88
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Tennyson Gardens, Dipton, Stanley, Durham, DH9 9ET

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

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