

Tyne Vale, Stanley, DH9 6PD
3 Bed - House - Mid Link Terrace
£99,950

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* FANTASTIC INVESTMENT OPPORTUNITY WITH LONG-TERM TENANT * MODERN, SPACIOUS HOME * THREE STOREY PROPERTY * PARKING TO REAR * ATTRACTIVE MODERN ESTATE *

Offered to the market is this well presented and pleasantly situated three-storey mid-link home, sold with a long-term sitting tenant in place since March 2017, currently paying £650 per calendar month.

The property has been well maintained throughout and benefits from full CP12 and EICR certification, as well as working smoke detectors and carbon monoxide alarms already installed—ensuring a straightforward and seamless transition for any new prospective landlord.

The internal layout briefly comprises entrance hallway, downstairs WC, comfortable lounge, and a generous dining kitchen with plenty of space for family meals or entertaining. To the first floor are two double bedrooms—one with fitted wardrobes—and a modern family bathroom.

The top floor features a large double bedroom with ample storage and a lovely sense of space and privacy, making it ideal as a principal bedroom or a quiet work-from-home space.

Externally, the front offers a small courtyard-style garden while the rear enjoys an enclosed lawned garden. There is also allocated parking for one car directly behind the property.

Situated on the well-regarded Tyne Vale estate in Stanley, this modern development is popular with families and professionals thanks to its handy location and tidy surroundings. Stanley is a town in County Durham with a good mix of amenities including shops, supermarkets, schools, and healthcare services. The home is close to the town centre and benefits from strong transport links to Durham, Chester-le-Street, and Newcastle.

The area also offers plenty for families, with nearby schools and leisure options such as the Louisa Centre, Beamish Museum, Causey Arch, and scenic walking routes. Tyne Vale is ideally placed for commuting via the A693 and A1(M), making it a smart and convenient investment.

GROUND FLOOR

Entrance Hallway

Downstairs WC

5'6" x 3'3" (1.7 x 1)

Lounge

15'1" x 10'2" (4.6 x 3.1)

Dining Kitchen

13'9" x 9'2" (4.2 x 2.8)

FIRST FLOOR

Landing

Bedroom

11'5" x 9'2" (3.5 x 2.8)

Bedroom

8'10" x 7'2" (2.7 x 2.2)

Bathroom

7'2" x 5'10" (2.2 x 1.8)

SECOND FLOOR

Landing

Bedroom

15'8" x 10'5" (4.8 x 3.2)

EXTERNALLY

Front Courtyard

Rear Garden

Parking Space

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 17 Mbps, Superfast 80 Mbps, Ultrafast 10,000 Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,701 p.a

Energy Rating: C

Nb. The seller of this property is a director of Robinsons.

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



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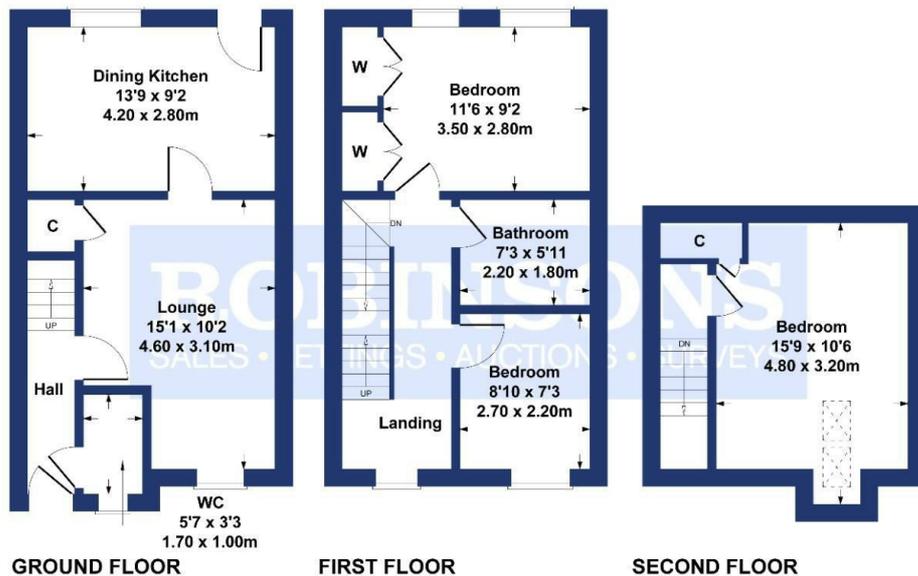
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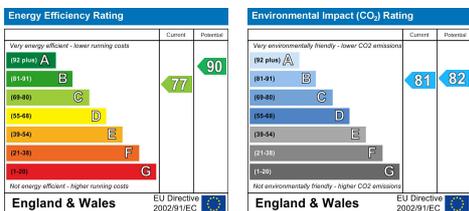
Tyne Vale
Approximate Gross Internal Area
883 sq ft - 82 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025



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