



Bircham Street, South Moor, DH9 7AE
3 Bed - House - Mid Terrace
£59,950

ROBINSONS
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Bircham Street South Moor, DH9 7AE

* TO BE SOLD WITH A SITTING TENANT * GREATLY EXTENDED * LAND TO REAR FOR PARKING * GOOD COMMUTING LINKS * TWO RECEPTION ROOMS & TWO BATHROOMS *

We are delighted to offer for sale this greatly extended three-bedroom mid-terraced home, pleasantly situated in South Moor, Stanley, Durham, and benefiting from a sitting tenant providing immediate income. This spacious property is an ideal investment opportunity, offering a well-proportioned layout and local amenities.

Internally, the accommodation briefly comprises a welcoming hallway, a generous living room, a separate dining room, and a modern kitchen. Beyond the kitchen, there is a rear lobby leading to an enclosed yard, as well as a white three-piece suite bathroom.

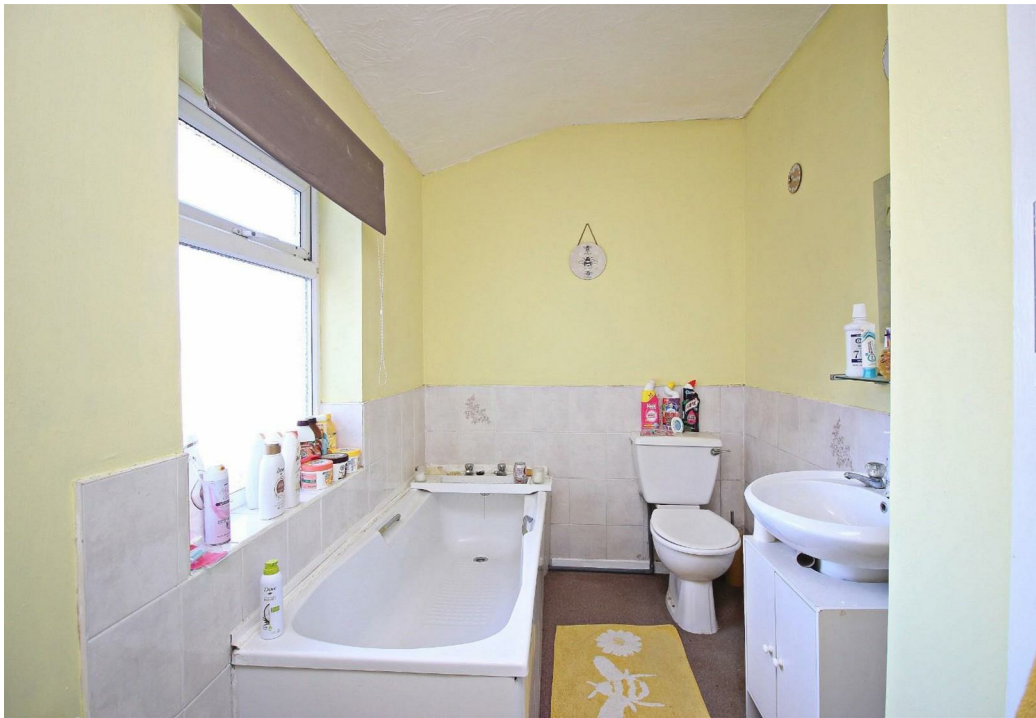
To the first floor, there are three good-sized bedrooms, with the master bedroom benefiting from en-suite facilities.

Externally, the property has an enclosed rear yard, and across a small rear lane, there is a plot of land providing off-street parking—a valuable addition.

Situated close to schools and local amenities, the property also benefits from good commuting links to Durham, Newcastle, and surrounding areas, making it a convenient choice for tenants. With its sizeable extension, two reception rooms, and sitting tenant, this is an excellent opportunity not to be missed.









GROUND FLOOR

Hallway

Lounge

12'5" x 11'9" (3.8 x 3.6)

Dining Room

15'1" x 12'5" (4.6 x 3.8)

Kitchen

10'2" x 5'10" (3.1 x 1.8)

Rear Lobby

Bathroom

6'10" x 5'10" (2.1 x 1.8)

FIRST FLOOR

Landing

Bedroom

15'5" x 12'9" (4.7 x 3.9)

En-Suite

10'5" x 5'10" (3.2 x 1.8)

Bedroom

13'1" x 8'2" (4 x 2.5)

Bedroom

9'10" x 6'6" (3 x 2)

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 16 Mbps, Superfast 281 Mbps, Ultrafast 1,139 Mbps

Mobile Signal/Coverage: Good/Average

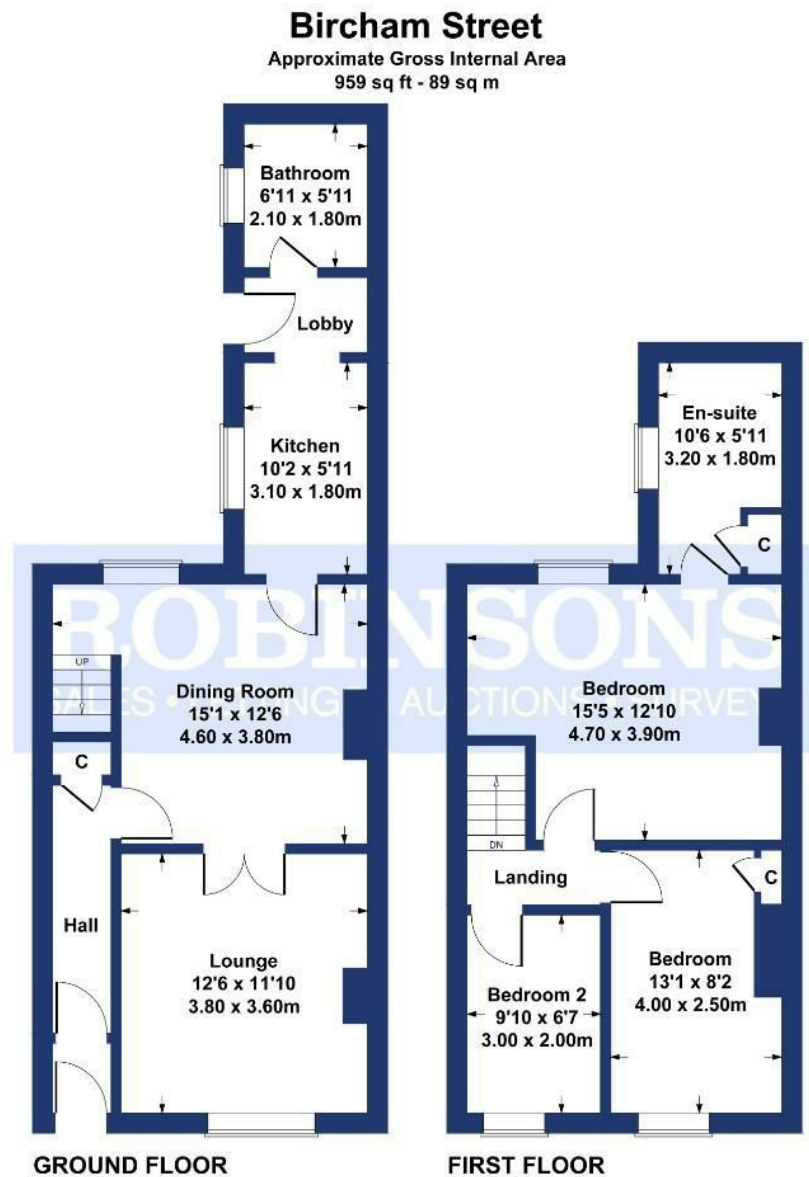
Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,621 p.a

Energy Rating: D



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.



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		<div>84</div>
(81-81) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<div>66</div>		
England & Wales		EU Directive 2002/91/EC

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

