



PH ESTATE AGENTS



66-68 Station Road  
, Stanley, DH9 0JP

Auction Guide £70,000



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## AUCTION INFORMATION

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

## COMMERCIAL ENTRANCE

6'2" x 9'4" (1.88m x 2.84m )

Step inside through a sturdy UPVC double glazed door and you'll find yourself in a generously sized waiting room, bathed in natural light from large UPVC double glazed windows overlooking the front of the building. From here, you have direct access to the first commercial room.

## COMMERCIAL ROOM ONE

11'9" x 13'3" (3.58m x 4.04m )

The first commercial room is spacious and easily accessed from the waiting area. Its crisp white walls create a bright, welcoming atmosphere, while built-in storage units offer practical organization for supplies or equipment. The floor is covered with durable, easy-to-clean material designed to withstand heavy foot traffic. At the far end of the room, a doorway leads directly into the rear hallway, making movement through the space convenient and efficient.

## COMMERCIAL ROOM TWO

14'10" x 9'6" (4.52m x 2.90m )

The second commercial room is located at the back of the property, offering added privacy and quiet. Its walls are freshly painted in crisp white, creating a bright and inviting atmosphere. A large UPVC double glazed window lets in plenty of natural light while providing excellent insulation. The room features a sturdy, hard-wearing floor that's ideal for heavy use, and a modern radiator ensures the space stays comfortable year-round.

## COMMERCIAL TOILET

9'1" x 3'6" (2.77m x 1.07m )

The commercial restroom features a practical two-piece setup, consisting of a low-level toilet and a matching hand basin. The walls are painted a crisp,

clean white, creating a bright and inviting atmosphere. Durable, hard-wearing flooring extends across the entire space, designed to withstand heavy foot traffic and frequent cleaning. A radiator is mounted along one wall, ensuring the room remains comfortably warm throughout the year.

## RESIDENTIAL ENTRANCE

5'5" x 4'4" (1.65m x 1.32m )

Step inside through a crisp white UPVC door and you're greeted by a spacious hallway with soaring high ceilings. The hallway acts as the central hub of the home, offering a clear path to the first floor above, the lower level below, and leading directly into the first reception room.

## GROUND FLOOR RECEPTION ROOM

11'9" x 11'9" (3.58m x 3.58m )

The first reception room sits at the rear of the property, offering a peaceful retreat away from the street. Crisp white walls and a soft grey carpet create a clean, modern atmosphere, while a large UPVC double glazed window floods the space with natural light. Generously sized, this room easily accommodates a two-piece suite along with additional storage units, making it both stylish and practical.

## LOWER GROUND FLOOR HALLWAY

5'10" x 3'10" (1.78m x 1.17m )

The lower level hallway gains access to the second reception room, kitchen and storage room.

## RECEPTION ROOM

14'4" x 11'3" (4.37m x 3.43m )

Located on the lower level, the second reception room offers plenty of space for a generous corner sofa, making it an inviting spot for relaxing or entertaining guests. The room is accented by a large UPVC double glazed window that lets in natural light, brightening the crisp white walls and highlighting the soft grey carpeting. There's ample room for extra storage units as well, so you can keep the space organized and clutter-free while enjoying its modern, comfortable atmosphere.

## KITCHEN

10'4" x 11'11" (3.15m x 3.63m )

The kitchen is outfitted with a generous selection of light-colored wall cabinets, base units, and deep drawers, all designed to maximize storage while maintaining a bright, airy atmosphere. Striking dark countertops provide a bold contrast, drawing the eye toward the sleek, built-in electric oven and the gas hob positioned above it—perfect for both everyday meals and ambitious weekend cooking projects. There's ample room for your favorite free-standing appliances, whether that's a large fridge or a coffee machine. Natural light pours in through a UPVC double-glazed window, illuminating the entire space and highlighting the pale-toned flooring, which adds to the room's open, inviting feel.

## STORAGE ROOM

13'0" x 17'11" (3.96m x 5.46m)

The storage room is conveniently located off the lower level hallway and offers ample space for storing a wide variety of belongings. Its sturdy brick walls create a secure and inviting environment, making it ideal for organizing everything from seasonal decorations to bulky equipment.

## YARD

Step out from the kitchen on the lower level and you'll find yourself in a tidy, easy-care yard. Concrete slabs provide a clean, practical surface underfoot, while sturdy walls enclose the space for privacy and security. A brick shed sits in one corner, offering plenty of room to store your tools or outdoor gear.

## FIRST FLOOR LANDING

8'4" x 4'4" (2.54m x 1.32m)

The first floor landing is on two levels gaining access to the three spacious bedrooms, bathroom and w.c

## BEDROOM ONE

14'1" x 9'4" (4.29m x 2.84m)

The first bedroom sits at the front of the house, catching plenty of natural light through its windows. There's ample space for a double bed, and the crisp white walls create a bright, airy feel. Soft grey carpet underfoot adds a touch of warmth, while the sleek sliding mirror wardrobes stretch along one wall, making the room feel even more spacious and inviting.

## BEDROOM TWO

14'0" x 11'1" (4.27m x 3.38m)

Tucked away at the back of the home, the second bedroom offers a peaceful retreat with plenty of space to comfortably accommodate a double or even a king-size bed. There's still ample room for extra furniture or storage solutions, making it a versatile space for any need. Built-in sliding wardrobes provide a sleek and practical storage option, while a large UPVC double-glazed window lets in plenty of natural light and keeps the room well insulated. A modern radiator ensures the space stays cozy year-round.

## BEDROOM THREE

10'3" x 6'7" (3.12m x 2.01m)

The third bedroom is positioned at the front of the house, offering a pleasant outlook through its large UPVC double glazed window. This space comfortably accommodates a single bed, with additional room for compact storage solutions such as a dresser or bedside table. Natural light fills the room during the day, highlighting the crisp white walls and creating a bright, inviting atmosphere. A radiator beneath the window ensures the space stays cozy year-round.

## TOILET

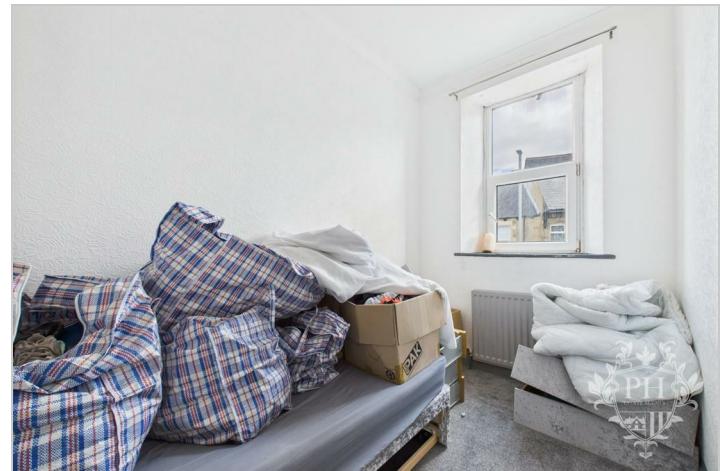
3'3" x 5'0" (0.99m x 1.52m)

In this property, the toilet is located in a separate room from the main bathroom, offering added privacy and convenience. The space features a frosted UPVC double-glazed window that allows for natural light while maintaining privacy, a radiator for warmth, and crisp white walls that create a clean, fresh atmosphere.

## BATHROOM

8'5" x 8'9" (2.57m x 2.67m)

The main bathroom features a sleek, contemporary three-piece suite: a deep paneled bathtub perfect for relaxing soaks, a spacious shower cubicle fitted with a reliable electric shower, and a stylish hand basin with clean, modern lines. The walls are finished with elegant cladding that gives the space a polished, easy-to-clean look. Natural light filters softly through a frosted UPVC double-glazed window, ensuring privacy while brightening the room. A modern radiator keeps the bathroom warm and comfortable year-round.



## Road Map



## Hybrid Map



## Terrain Map



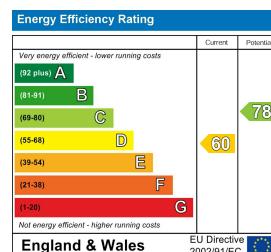
## Floor Plan



## Viewing

Please contact our Middlesbrough Office on 01642 462153 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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.