



Worley Terrace | Tantobie | Stanley | DH9 9RT

Viewing is essential to appreciate this lovely three bedroom terraced house which has been fully refurbished including new kitchen, bathrooms, fully redecorated and all new carpets and floor coverings. Comprising a lobby, hallway, ground floor bathroom, breakfasting kitchen, lounge, first floor landing, three bedrooms (master with en-suite shower/WC) and a self-contained yard with brick-built sheds. Gas combi central heating, full uPVC double glazing, EPC rating E (51). No upper chain, [virtual tour available](#).

£89,995

- 3 bedroom mid terraced house
- Fully refurbished
- No upper chain
- New kitchen with integrated appliances
- New bathroom



Property Description

LOBBY

Composite entrance door with uPVC double glazed window over, internal door to hallway.

HALLWAY

Stairs to the first floor, wall mounted central heating thermostat/programmer, central heating single radiator and doors leading to the bathroom and breakfasting kitchen.

BATHROOM

9' 0" (maximum) x 6' 2" (2.76m x 1.90m) A new white suite featuring a panelled bath with tiled splash-backs, wash basin with base storage, WC, chrome towel radiator, frosted uPVC double glazed window and an extractor fan.

BREAKFASTING KITCHEN

12' 4" x 10' 0" (3.78m x 3.05m) A new kitchen fitted with light grey wall and base units with soft closing mechanisms, contrasting laminate worktops, upturns and tiled splash-backs.

Integrated appliances include an oven/grill, electric hood, glass splash-back, illuminated extractor canopy, fridge and a freezer. Plumbed for a washing machine, sink with mixer tap, wall unit conceals the gas combi central heating boiler, uPVC double glazed window, matching rear exit door to yard, central heating single radiator, inset LED spotlights and a large opening to the lounge.

LOUNGE

10' 7" x 13' 1" (3.24m x 4.01m) uPVC double glazed window, central heating double radiator and a TV aerial point.

FIRST FLOOR

LANDING

uPVC double glazed window, storage cupboard with shelf and loft access hatch. Doors lead to the bedrooms.

MASTER BEDROOM (TO THE FRONT)

11' 3" x 9' 10" (3.44m x 3.02m) uPVC double glazed window,

central heating double radiator, a TV aerial point and a door leading to the ensuite.

ENSUITE

4' 7" (maximum) x 6' 4" (1.40m x 1.95m) New suite featuring a mains-fed shower cubicle with glazed door and tiled splash-backs. Wash basin with base storage, WC, central heating single radiator, LED spotlights and an extractor fan.

BEDROOM 2 (TO THE REAR)

7' 3" x 10' 7" (2.23m x 3.23m) Built in storage cupboard, uPVC double glazed window, central heating single radiator and a TV aerial point.

BEDROOM 3 (TO THE FRONT)

11' 5" x 6' 8" (3.50m x 2.05m) uPVC double glazed window, central heating single radiator and a TV aerial point.

EXTERNAL

TO THE FRONT

Small forecourt garden with gravel, enclosed by brick wall.

TO THE REAR

Self-contained yard with twin brick built tool sheds, external light.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

Full uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating E (51). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

VIEWINGS

We have created a virtual tour which can be viewed on our YouTube channel, our website, property portals and our social media accounts such as Facebook, Twitter and Instagram. If you would like to view the property please ensure that you wear appropriate PPE and adhere to social distancing. We may need to restrict the number of people within the property at one time and limit time of the viewing to 15 minutes. Please do not attend if you have recently shown symptoms of the Covid-19 virus.

NEED A MORTGAGE?

We have independent mortgage advisers within our branch, who will search the whole market to find the best suitable mortgage and help you progress through the process. Contact our office to arrange a telephone or office appointment.

MAKING AN OFFER

Please note that all offers will require financial verification including mortgage agreement in principle, proof of deposit

funds, proof of available cash and full chain details including selling agents and solicitors down the chain. Under New Money Laundering Regulations we require proof of identification from all buyers before acceptance letters are sent and solicitors can be instructed.

AGENTS NOTE

Whilst we endeavour to make our particulars accurate and reliable, they should not be relied on as a statement or representations of fact, and do not constitute any part of an offer or contract. The owner does not make or give, nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We have not checked or tested any appliances mentioned (including heating systems or electrical fittings) therefore working order cannot be confirmed. All measurements are given to the nearest 5cm.







Tenure

Freehold

Council Tax Band

A

Viewing Arrangements

Strictly by appointment

Contact Details

Anthony House

Anthony Street

Stanley

County Durham

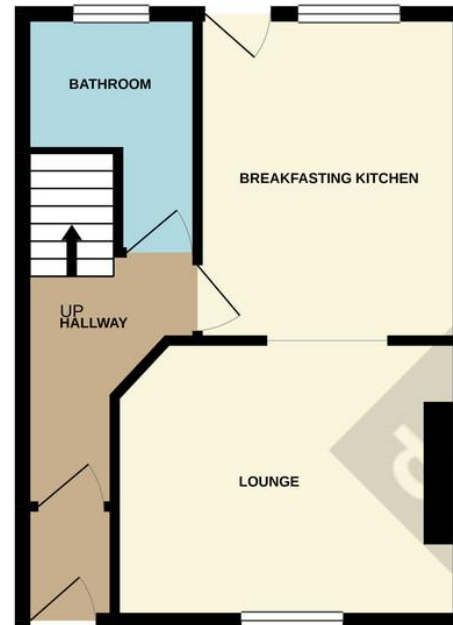
DH9 8AF

www.davidbailes.co.uk

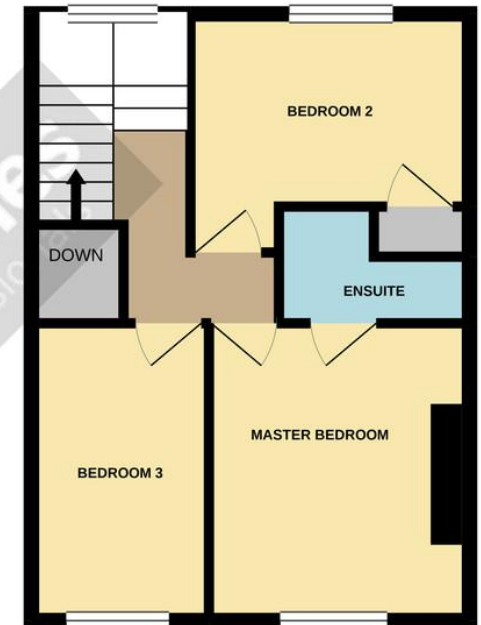
info@davidbailes.co.uk

01207231111

GROUND FLOOR
35.1 sq.m. (377 sq.ft.) approx.



1ST FLOOR
35.0 sq.m. (377 sq.ft.) approx.



TOTAL FLOOR AREA: 70.1 sq.m. (755 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

