



## South Leigh | Tanfield Lea | Stanley | DH9 9PB

Occupying a pleasant position within this popular estate in Tanfield Lea. A spacious three bedroom mid-terraced house Providing an ideal family home. The accommodation briefly comprises a hallway lounge, kitchen/diner with integrated cooker, rear porch and storage cupboard. First floor landing, three bedrooms and a bathroom. Open lawn to the front and self-contained yard to the rear. Gas combi central heating, full uPVC double glazing. EPC rating D (62). Virtual tour available on our YouTube channel. No upper chain.

£95,000

- Mid terraced house
- 3 bedrooms
- No chain
- Lounge
- Kitchen/diner



## Property Description

### HALLWAY

uPVC double glazed entrance door and matching window, double radiator, stairs to the first floor and a door to the lounge.

### LOUNGE

12' 11" x 13' 5" (maximum) (3.95m x 4.10m) Feature fire surround with living flame gas fire. uPVC double glazed window, double radiator, TV and telephone points and a door to the kitchen/diner.

### KITCHEN/DINER

10' 5" x 16' 10" (3.20m x 5.14m) A dining area with space for a dining table, and a double radiator. Kitchen fitted with a range of wall and base units with contrasting laminate worktops. Slot in electric cooker, concealed extractor over. Plumbed for a washing machine, space for additional appliances, stainless steel circular sink with mixer tap, free standing slimline dishwasher, uPVC double glazed window and a door to the rear lobby.

### REAR LOBBY

uPVC double glazed rear exit door, storage cupboard housing the gas combi central heating boiler.

### FIRST FLOOR

#### LANDING

Loft access hatch and doors leading to the bedrooms and bathroom.

#### BEDROOM 1 (TO THE FRONT)

10' 11" x 10' 4" (3.35m x 3.15m) uPVC double glazed window and a single radiator.

#### BEDROOM 2 (TO THE REAR)

12' 5" x 7' 9" (3.81m x 2.38m) uPVC double glazed window, laminate flooring and a single radiator.

#### BEDROOM 3 (TO THE FRONT)

10' 1" x 6' 2" (3.08m x 1.88m) uPVC double glazed window, laminate flooring and a single radiator.

### BATHROOM

5' 7" x 8' 9" (1.71m x 2.67m) A white suite featuring a panelled bath with shower fitment and PVC panelled splash-backs. Pedestal wash basin, WC, double radiator and a uPVC double glazed window.

### EXTERNAL

#### TO THE FRONT

Open plan lawn.

#### TO THE REAR

Self-contained yard with artificial lawn, shed and timber decking.



#### HEATING

Gas fired central heating via combination boiler and radiators.

#### GLAZING

Full uPVC double glazing installed.

#### ENERGY EFFICIENCY

EPC rating D (62). 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.

#### 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.

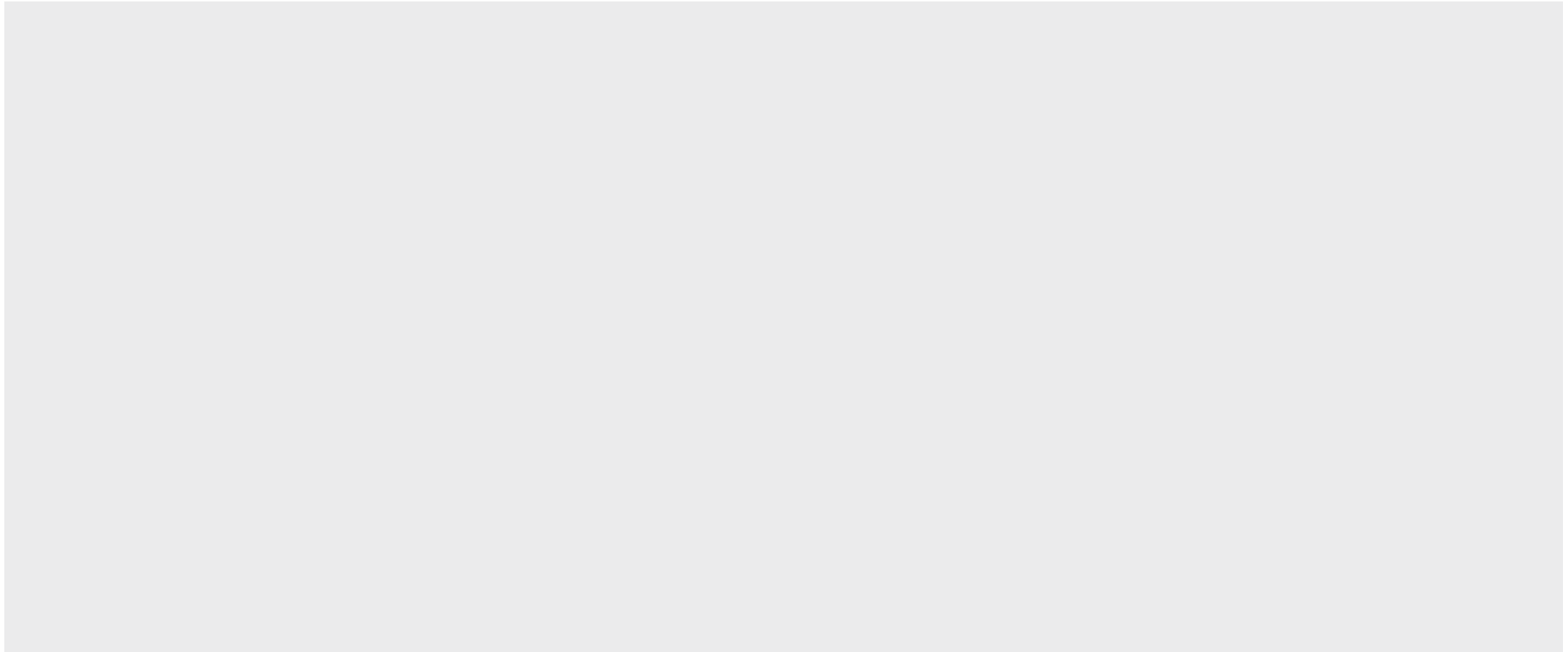
#### NEED A MORTGAGE?

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.

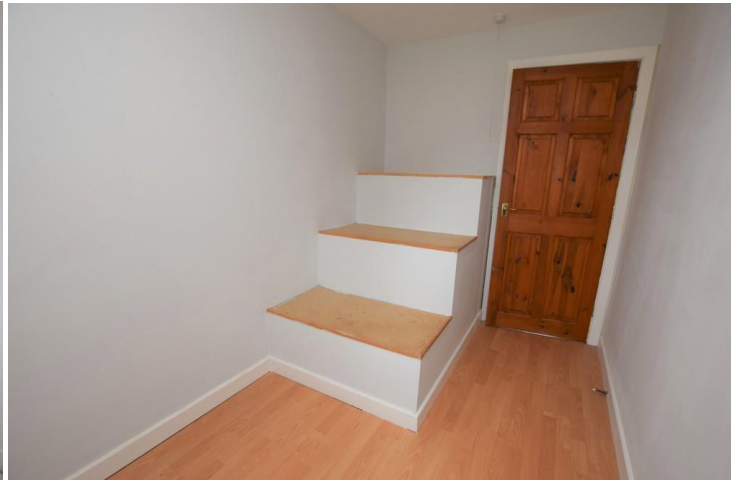
#### AGENTS NOTE

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

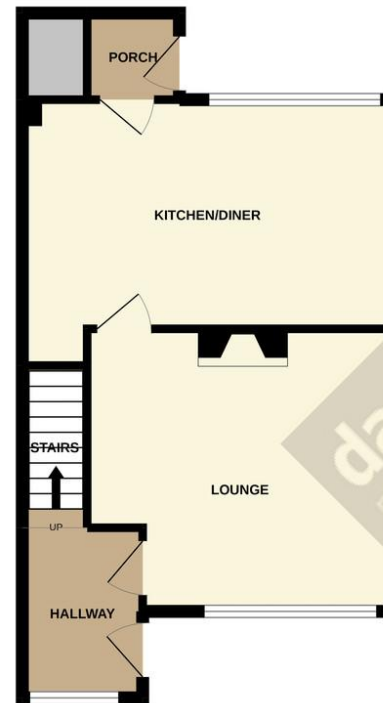
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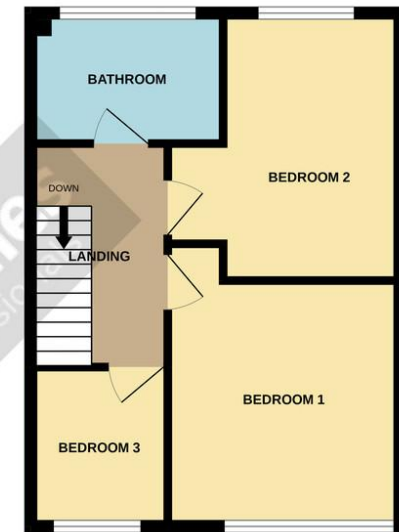
[info@davidbailes.co.uk](mailto:info@davidbailes.co.uk)

01207231111

GROUND FLOOR  
40.5 sq.m. (435 sq.ft.) approx.

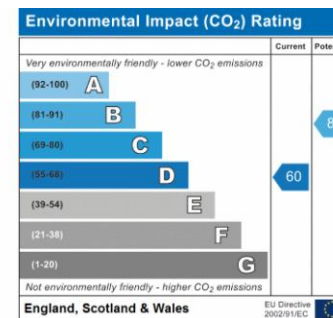
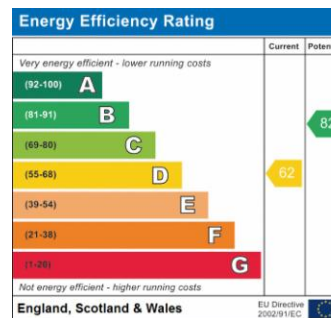


1ST FLOOR  
36.4 sq.m. (392 sq.ft.) approx.



TOTAL FLOOR AREA: 76.8 sq.m. (827 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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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



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