



Ash Terrace | Tantobie | Stanley | DH9 9PJ

A well presented and tastefully appointed two bedroom stone-built end-terrace providing a lovely home. The property benefits from gas combi central heating, full uPVC double glazing and detached garage with electric roller door. The house has been finished to a high standard and comprises a large lounge with log burner and open plan staircase, attractive fitted kitchen with integrated appliances and spacious dining area, rear porch provides access to an yard and garage. To the first floor is a landing, two double sized bedrooms both with fitted wardrobes and a modern bathroom suite with shower cubicle. EPC rating D (64). Virtual tour available on our YouTube channel.

£105,995

- Stone-built end-terraced house
- 2 bedrooms
- Garage
- No upper chain
- Lounge and kitchen/diner



Property Description

LOUNGE

16' 3" x 17' 0" (4.97m x 5.19m) uPVC double glazed entrance door, feature Oak fire surround, inglenook with log burning stove, inset spotighting to the ceiling, dado rail, double panelled radiator, uPVC double glazed window, TV aerial point, Sky TV cables and twin glazed doors open to the kitchen/diner.

KITCHEN/DINER

11' 10" x 17' 0" (3.62m x 5.19m) Fitted with a range of high gloss wall and base units with concealed lighting onto complementary laminate worktops and tiled splashbacks. Integrated oven/grill with inset halogen hob and illuminated extractor canopy over. Fitted with a range of appliances including a freestanding American style fridge/freezer, plumbed in dishwasher and washing machine. Inset sink with mixer tap, tiled floor, double panelled radiator, uPVC double glazed window and door.

REAR PORCH

4' 8" x 3' 8" (1.44m x 1.14m) Tiled floor, single glazed timber framed windows and door leading to the rear.

FIRST FLOOR

LANDING

Inset spotlights, dado rail, airing cupboard incorporating central heating boiler. Doors lead to the bedrooms and bathroom.

BEDROOM 1 (TO THE FRONT)

16' 2" (into wardrobes) x 13' 5" (maximum) (4.94m x 4.10m) Fitted with a good quality range of wardrobes, built-in cupboard, uPVC double glazed window, TV aerial point and a single panelled radiator.

BEDROOM 2 (TO THE REAR)

11' 9" (into the wardrobe) x 9' 7" (3.59m x 2.94m) Fitted wardrobes, uPVC double glazed window, inset spotlights, TV aerial point and a double panelled radiator.

BATHROOM

8' 2" x 6' 9" (2.49m x 2.07m) A lovely suite featuring a panelled bath, separate glazed shower cubicle with electric shower, pedestal wash basin, low level WC, fully tiled walls, double panelled radiator and a uPVC double glazed window.

EXTERNAL

To the rear is a self-contained yard with access to the side lane and also to the detached garage.

GARAGE

19' 1" x 9' 6" (5.83m x 2.90m) A detached single garage with electric roller door, power points, lighting, uPVC double glazed window and matching French doors to the yard.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (64). 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

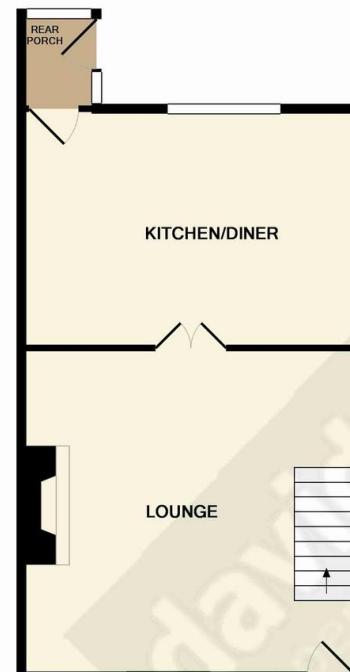
County Durham

DH9 8AF

www.davidbailes.co.uk

info@davidbailes.co.uk

01207231111



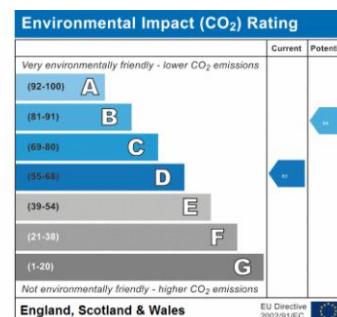
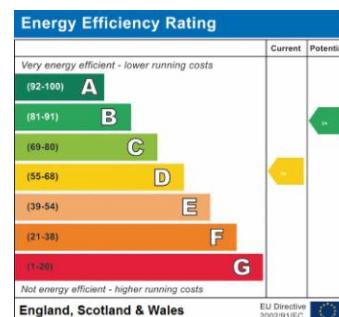
GROUND FLOOR
APPROX. FLOOR
AREA 498 SQ.FT.
(46.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 502 SQ.FT.
(46.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1000 SQ.FT. (92.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Metropix ©2013



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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



OnTheMarket.com

rightmove 
find your happy

