



New Front Street | Tanfield Lea | Stanley | DH9 9LY

Situated in the heart of this popular village we offer this deceptively spacious three bedroom mid terraced house with the benefit of an attached garage and is available with no upper chain. The accommodation comprises a hallway, generous lounge/diner, kitchen, family bathroom, first floor landing, three bedrooms (one with a built in raised double bed), garden, yard and garage. Gas combi central heating, uPVC double glazing, EPC rating C (69), freehold, Council Tax band A. Virtual tour available on our YouTube channel.

£98,950

- Mid terraced house
- 3 bedrooms
- Garage
- No upper chain
- Well presented home



Property Description

HALLWAY

uPVC double glazed entrance door, stairs to the first floor and a door leading to the lounge.

LOUNGE/DINER

15' 11" x 19' 5" (4.86m x 5.92m) Feature fire surround with marble inlay and hearth, inset living flame gas fire. uPVC double glazed window, double radiator, part wood flooring in the dining area, telephone point, satellite TV cables, wall lights and a door leading to the kitchen.

KITCHEN

12' 11" x 6' 10" (3.94m x 2.09m) Fitted with a range of white wall and base units with contrasting laminate worktops and tiled splash-backs. Slot in gas cooker, plumbing for a washing machine and dishwasher, space for additional appliance. Stainless sink with vegetable drainer and mixer tap, double radiator, laminate floor tiles, uPVC double glazed window and matching rear exit door to yard, coving and an opening to an

inner passage with in-tum leads to the bathroom.

BATHROOM

8' 9" x 10' 10" (2.68m x 3.31m) Panelled bath, separate glazed cubicle with thermostatic shower and tiled splash-back. Pedestal wash basin, WC, bidet, double radiator, uPVC double glazed window, coving and an extractor fan.

FIRST FLOOR

LANDING

uPVC double glazed window, single radiator, storage cupboard and doors leading to the bedrooms.

BEDROOM 1 (TO THE FRONT)

12' 7" x 10' 0" (3.84m x 3.06m) uPVC double glazed window, double radiator and coving.

BEDROOM 2 (TO THE REAR)

9' 10" x 6' 11" (3.02m x 2.11m) Raised over-head double bed

with access ladder, built-in sliding wardrobe housing the gas combi central heating boiler. uPVC double glazed window, dado rail and a single radiator.

BEDROOM 3 (TO THE FRONT)

12' 7" x 9' 1" (maximum) (3.84m x 2.78m) uPVC double glazed window, single radiator and coving.

EXTERNAL

TO THE FRONT

Low maintenance garden enclosed by brick wall.

TO THE REAR

Self-contained yard with cold water supply tap and access door to the attached garage.

GARAGE

16' 8" x 9' 2" (5.10m x 2.81m) Up and over door, power points and lighting.

CENTRAL HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

Full uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating C (69). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

TENURE

We understand that the property is freehold. We would recommend that any purchaser has this confirmed by their legal advisor.

COUNCIL TAX

The property is in Council Tax Band A, which currently equates to £1,469 per annum.

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.

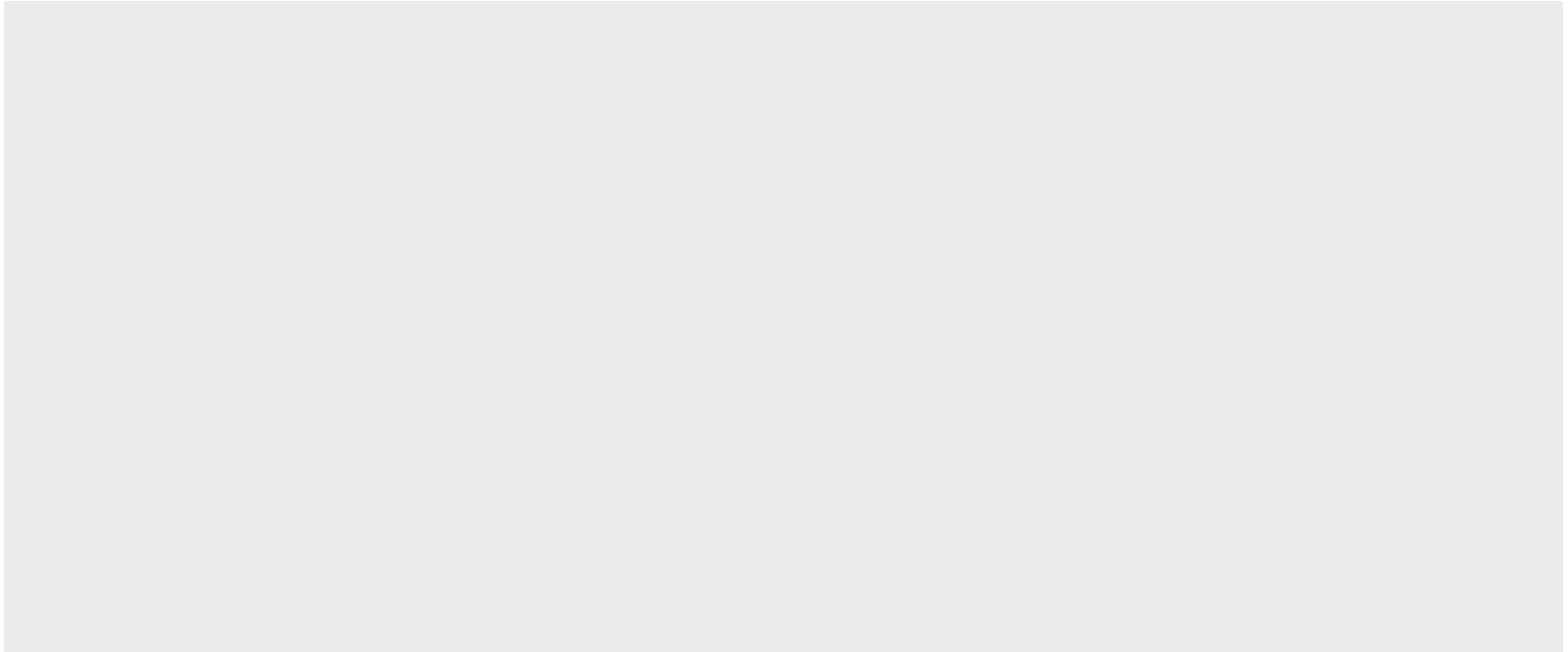
NEED A MORTGAGE?

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

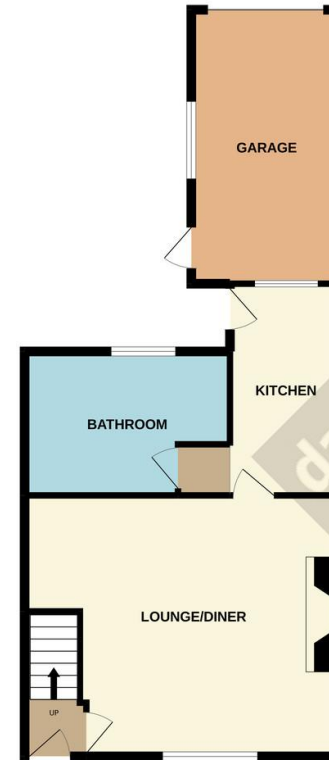
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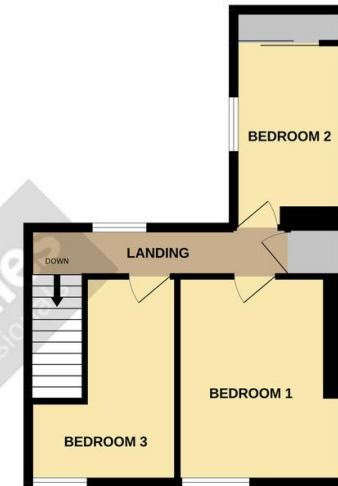
info@davidbailes.co.uk

01207231111

GROUND FLOOR
60.3 sq.m. (650 sq.ft.) approx.



1ST FLOOR
35.3 sq.m. (380 sq.ft.) approx.



TOTAL FLOOR AREA: 95.6 sq.m. (1029 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.
Made with Metreplan 5/2022

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
EU Directive 2002/91/EC		
England, Scotland & Wales		

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

