



Thomas Street | Craghead | Stanley | DH9 6EE

A two bedroom terraced house with garden and yard within the centre of Craghead village. The accommodation comprises a hallway, lounge/diner, kitchen with integrated oven. To the first floor there is a landing, two bedrooms and a bathroom. Gas combi central heating, all new double glazing to be installed in October 2023. Council Tax band A, freehold, EPC rating C (73). Virtual tour available.

£62,500

- Mid terraced house
- Two bedrooms
- Garden and yard
- New double glazing to be installed Oct 23
- Gas combi central heating



Property Description

HALLWAY

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

LOUNGE/DINER

17' 10" x 14' 3" (5.46m x 4.36m) Wall mounted gas fire, uPVC double glazed window, two double radiators, telephone point, TV aerial cable and a door leading to the kitchen.

KITCHEN

5' 6" x 15' 6" (1.70m x 4.73m) Fitted with a range of wall and base units with contrasting laminate worktops and tiled splash-backs. Integrated fan assisted electric oven/grill, halogen hob with extractor canopy over. Stainless steel sink with vegetable drainer and mixer tap, concealed gas combi central heating boiler, plumbed for a washing machine, space for a fridge/freezer, double radiator, uPVC double glazed window with matching rear exit door to the yard.

FIRST FLOOR

LANDING

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

BEDROOM 1 (TO THE FRONT)

14' 10" x 15' 6" (4.54m x 4.73m) uPVC double glazed window and a double radiator.

BEDROOM 2 (TO THE REAR)

8' 7" x 9' 1" (2.62m x 2.78m) uPVC double glazed window, single radiator and coving.

BATHROOM

5' 5" x 6' 2" (1.67m x 1.88m) A white suite featuring a panelled bath with shower fitment and glazed screen, part tiled walls, pedestal wash basin, WC, double glazed frosted window and a double radiator.

EXTERNAL

TO THE FRONT

Lawn, paved patio and path enclosed by timber fencing.

TO THE REAR

Yard with brick storage sheds.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed. Please note that the current double glazing will be replaced in October 2023.

ENERGY EFFICIENCY

EPC rating C (73). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

COUNCIL TAX

The property is in Council Tax band A.

TENURE

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

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. To arrange a viewing please contact the office. Please do not attend if you have recently shown symptoms of the Covid-19 virus. We may need to restrict the number of people within the property at one time and limit time of the viewing to 15 minutes.

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.

MORTGAGE ADVICE

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

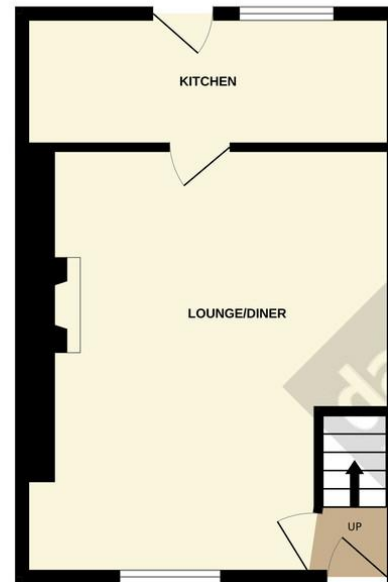
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GROUND FLOOR
31.9 sq.m. (344 sq.ft.) approx.

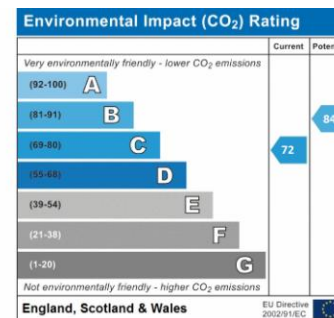
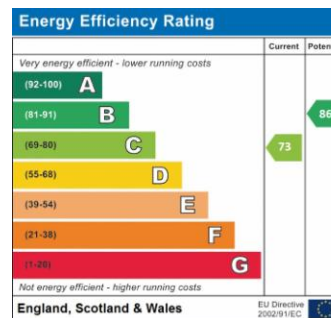


1ST FLOOR
32.6 sq.m. (351 sq.ft.) approx.



TOTAL FLOOR AREA : 64.5 sq.m. (694 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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