



Tweed Terrace | Stanley | Co. Durham | DH9 6JJ

£84,500

This three-bedroom end-terrace house is now on the market with no upward chain, featuring a spacious front garden, yard, and off-street parking. While the property does require some additional renovation, it comes with a strong foundation including a modern kitchen and bathroom. The layout includes a hallway, a comfortable lounge, a kitchen/diner, a first-floor landing, three bedrooms, and a bathroom. The house is equipped with gas combi central heating, full uPVC double glazing, and boasts an EPC rating of C (71). It is offered as a freehold property with a Council Tax band of A. Additionally, a virtual tour of the property is available for your convenience.

- Three-bedroom end-terrace house with no upward chain.
- Spacious front garden, yard, and off-street parking.
- Requires some renovation but includes a modern kitchen and bathroom.
- Layout includes a hallway, lounge, kitchen/diner, first-floor landing, three bedrooms, and a bathroom



Property Description

HALLWAY

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

LOUNGE

14' 11" x 9' 5" (4.56m x 2.88m) Dual aspect with uPVC double glazed windows to the front and rear. Wall mounted electric fire with remote, double radiator, and TV aerial cable.

KITCHEN/DINER

20' 2" x 8' 8" (6.15m x 2.66m) Dual aspect with uPVC double glazed windows to the front and rear. Space for a dining table, under-stair storage cupboard. Fitted with a range of wall and base units with contrasting laminate worktops and uptums. Integrated fan assisted electric oven/grill, halogen hob with stainless steel splash-backs and extractor canopy over. Sink with mixer tap, plumbed for a washing machine, wall mounted gas combi central heating boiler, breakfast bar, inset spotlights, one single and one double radiator. uPVC double

glazed rear exit door to yard.

FIRST FLOOR

LANDING

uPVC double glazed window, single radiator, loft hatch and doors leading to the bedrooms and bathroom.

BEDROOM 1 (TO THE FRONT)

11' 6" x 9' 0" (3.53m x 2.76m) Built-in cupboard, uPVC double glazed window and a double radiator.

BEDROOM 2 (TO THE REAR)

8' 9" x 7' 11" (2.67m x 2.42m) uPVC double glazed window with views towards the countryside, double radiator.

BEDROOM 3 (TO THE FRONT)

5' 11" x 11' 0" (1.81m x 3.37m) Built-in cupboard, uPVC double glazed window and a single radiator.

BATHROOM

8' 3" x 4' 9" (2.54m x 1.45m) A white suite featuring a panelled bath with glazed screen and electric shower over. Pedestal wash basin, WC, PVC panelled walls and ceiling, uPVC double glazed window and double radiator.

EXTERNAL

TO THE FRONT

Large garden with lawns, block paved patio, enclosed by mature hedging and timber fences.

TO THE REAR

Self-contained yard with brick tool sheds, to the side is a hard-stand providing off-street parking for a small car. In addition there is on-street parking.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating C (71). 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.

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.

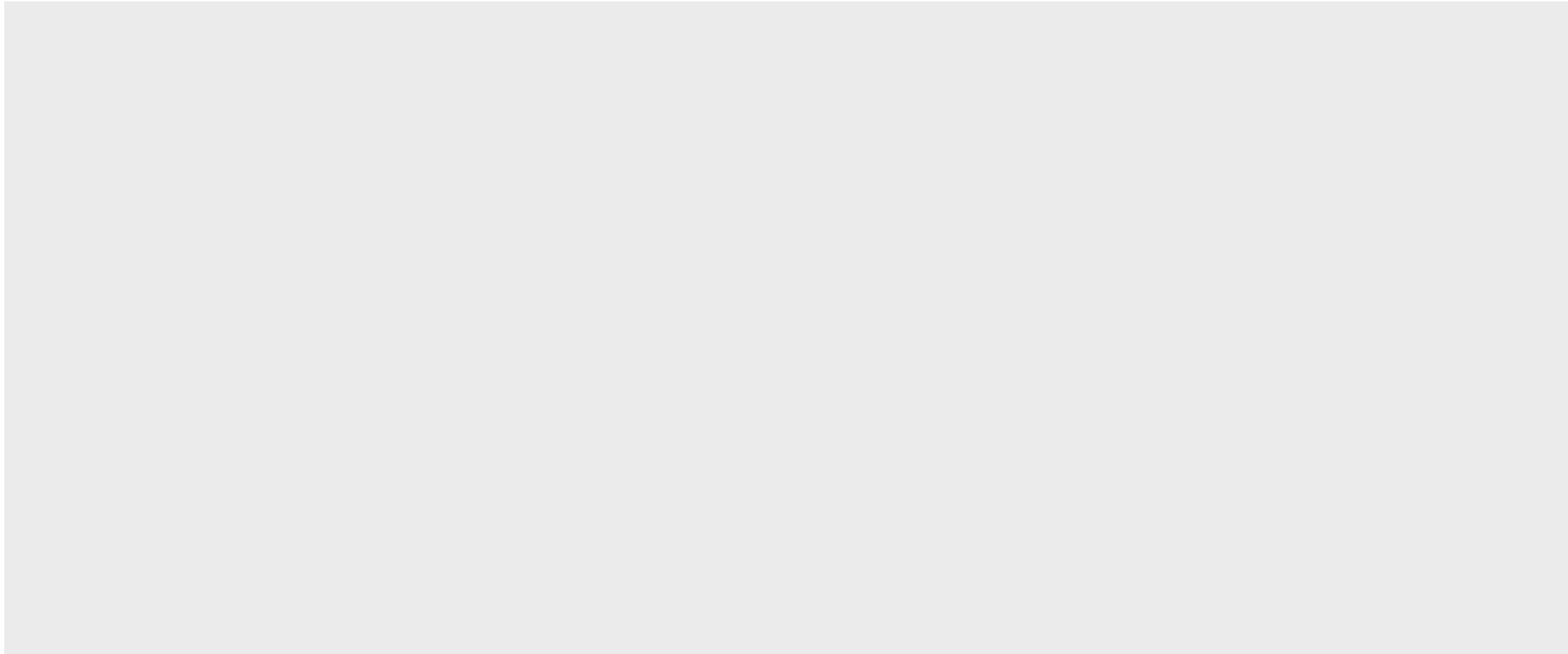
MORTGAGE ADVICE

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

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Anthony Street

Stanley

County Durham

DH9 8AF

www.davidbailes.co.uk

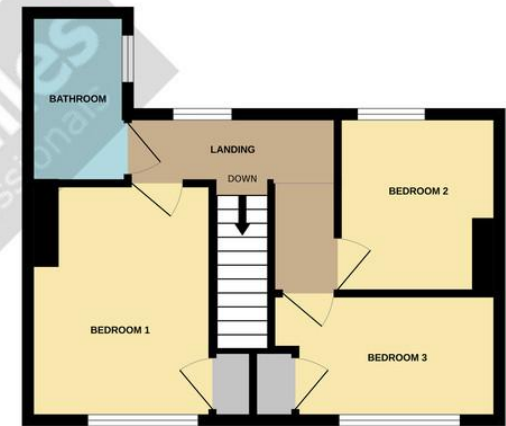
info@davidbailes.co.uk

01207231111

GROUND FLOOR
33.1 sq.m. (356 sq.ft.) approx.



1ST FLOOR
33.6 sq.m. (361 sq.ft.) approx.



TOTAL FLOOR AREA: 66.7 sq.m. (718 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		85
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(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



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