

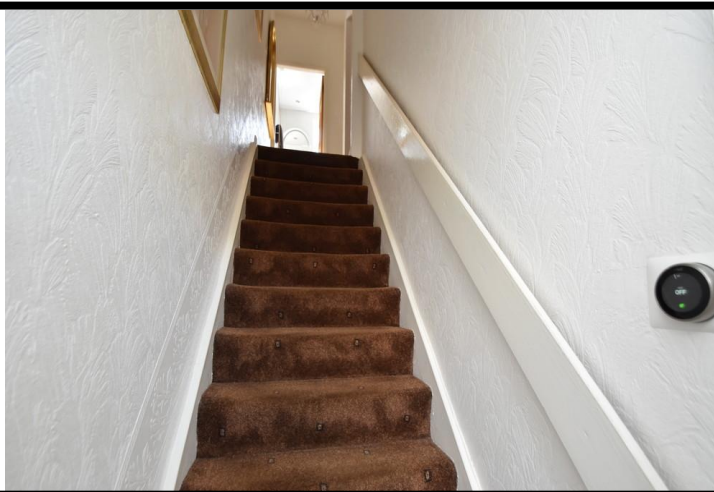


Thomas Street | Craghead | Stanley | DH9 6EE

Situated in the heart of the village, this charming two-bedroom terraced home boasts both a garden a conservatory and no chain, presenting an ideal opportunity for first-time buyers. The property features a welcoming hallway that leads to a spacious lounge/diner, a well-equipped kitchen, and a bright conservatory, perfect for enjoying the view of the garden. On the first floor, you'll find two generously sized double bedrooms, a family bathroom, and access to the rear yard. This home is equipped with gas combi central heating and full uPVC double glazing to ensure comfort throughout the year. It benefits from being in Council Taxband A, holds a freehold tenure, and has an EPC rating of D (68), making it an attractive and affordable option. Virtual tour available.

£79,950

- Two-bedroom terraced house with a garden & conservatory.
- Available immediately with no onward chain.
- Centrally located in the village, offering convenience.
- Features a spacious lounge/diner.
- Well-appointed kitchen.



Property Description

HALLWAY

uPVC double glazed entrance door, wall mounted electric radiator, stairs to the first floor and a wall mounted Nest smart thermostat. Oak door leads to the lounge/diner.

LOUNGE/DINER

17' 10" x 14' 3" (5.44m x 4.36m) Feature dark-wood fire surround with marble inlay and hearth, inset living flame gas fire, under-stair storage cupboard, wall light, double radiator, telephone point, TV aerial point, satellite TV cables, coving, double glazed French doors lead to the conservatory and an Oak door leading to the kitchen.

CONSERVATORY

8' 10" x 8' 0" (2.70m x 2.44m) Brick base with uPVC double glazed units and matching French doors to the garden and to the lounge. Laminate flooring and a double radiator.

KITCHEN

5' 6" x 15' 6" (1.70m x 4.74m) Fitted with a range of wall and base units with contrasting laminate worktops and tiled splash-backs. Integrated fan assisted double oven/grill, halogen hob with concealed extractor fan over. Stainless steel sink with mixer tap with extending hose, plumbed for a washing machine and space for a tall fridge/freezer, tiled floor, double radiator, coving and uPVC double glazed window with matching rear exit door.

FIRST FLOOR

LANDING

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

BEDROOM 1 (TO THE FRONT)

14' 11" x 12' 4" (4.57m x 3.76m) Two storage cupboards with one housing the gas combi central heating boiler. uPVC double glazed window, laminate floor, double radiator and

coving.

BEDROOM 2 (TO THE REAR)

8' 6" x 9' 0" (2.60m x 2.76m) uPVC double glazed window, laminate flooring and a single radiator.

BATHROOM

5' 4" x 6' 1" (1.65m x 1.87m) A white suite featuring a P-shaped bath with thermostatic shower and glazed screen, wash basin with base storage, WC, PVC panelled walls and ceiling with inset LED spotlights, laminate floor tiles, wall mirror with LED light and a chrome towel radiator.

EXTERNAL

TO THE FRONT

A good-sized garden set over two levels with low maintenance garden including a water feature, steps lead to the timber decked patio. Enclosed by timber fences and brick wall.

TO THE REAR

Self-contained yard with timber shed. Security light.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (68). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

COUNCIL TAX

The property is in Council Taxband 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

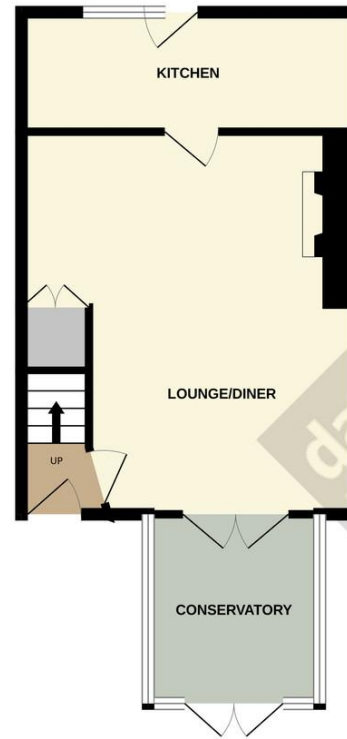
Strictly by appointment

Contact Details

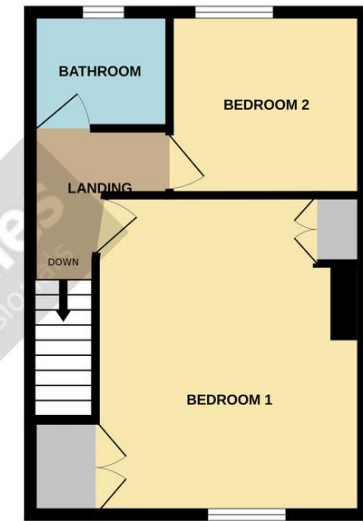
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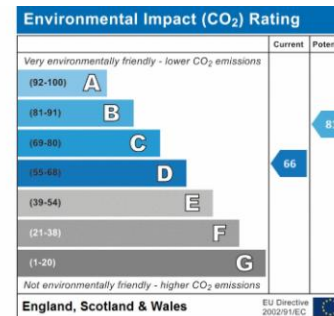
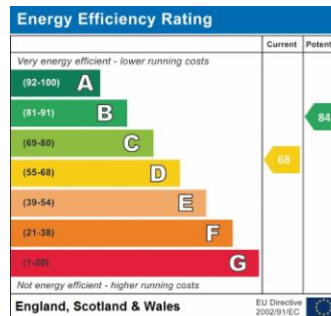
GROUND FLOOR
39.1 sq.m. (421 sq.ft.) approx.



1ST FLOOR
33.4 sq.m. (360 sq.ft.) approx.



TOTAL FLOOR AREA: 72.5 sq.m. (781 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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