

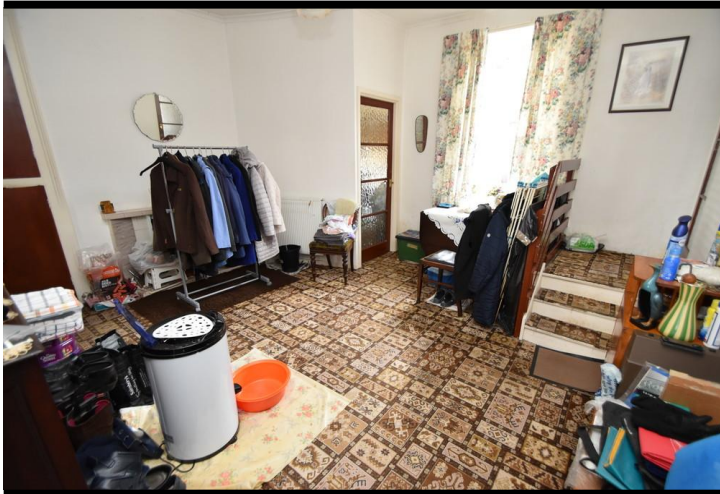


South View | Tantobie | Stanley | DH9 9TJ

This spacious three bedroom mid terraced house has lovely views to the front and is available with no upper chain. The property will require some further updating but offers lots of potential to create an impressive family home. The accommodation comprises a lounge, separate dining room, kitchen, rear lobby, first floor landing, three bedrooms and a family bathroom. Self-contained yard to the rear. Combi central heating boiler installed January 2023, full uPVC double glazing, Council Taxband A, freehold, EPC rating D (66). Virtual tour available.

£70,000

- Spacious 3-bedroom mid terraced house with potential for a family home.
- Lovely front views, enhancing the property's appeal.
- No upper chain, enabling a smoother buying process.
- Requires further refurbishment
- Two reception rooms



Property Description

LOUNGE

12' 11" x 20' 3" (3.95m x 6.18m) uPVC double glazed entrance door with matching windows. Open fire with tiled surround, inlay and hearth, double radiator, coving, TV aerial cable, telephone point, coving and two glazed doors open to the dining room.

DINING ROOM

14' 1" x 20' 3" (4.31m x 6.18m) Two storage cupboards, open fire with tiled surround, inlay and hearth, uPVC double glazed window, coving, double radiator, stairs lead up to the rear lobby and stairs and a glazed door leads to the kitchen.

KITCHEN

16' 2" (maximum) x 6' 5" (4.94m x 1.98m) Fitted with a range of wall and base units, worktops, tiled splash-backs, slot-in gas cooker space, stainless steel sink, space for additional appliances, double radiator, uPVC double glazed window and coving.

REAR LOBBY & STAIRS

uPVC double glazed rear exit door to yard, stairs lead to the first floor.

FIRST FLOOR

LANDING

Two storage cupboards, one houses the gas combo central heating boiler, loft access hatch (part boarded for storage with pull down ladder and light). Doors lead to the bedrooms and bathroom.

BEDROOM 1 (TO THE FRONT)

9' 10" x 12' 0" (3.81m x 3.67m) Tiled fire surround with open fireplace, uPVC double glazed window with views towards the countryside and Stanley, double radiator and coving.

BEDROOM 2 (TO THE REAR)

12' 1" x 10' 2" (3.70m x 3.12m) uPVC double glazed window, large recess, double radiator and coving.

BEDROOM 3 (TO THE FRONT)

12' 5" x 7' 10" (3.81m x 2.40m) uPVC double glazed window with views towards the countryside and Stanley, double radiator and coving.

BATHROOM

10' 4" x 6' 5" (3.15m x 1.98m) A white suite featuring a panelled bath with electric shower over, curtain and rail, pedestal wash basin, WC, fully tiled walls, uPVC double glazed window and a double radiator.

EXTERNAL

Small forecourt garden to the front with a large self-contained yard to the rear.

HEATING

Gas fired central heating via combination boiler and radiators. The boiler was installed in January 2023.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (66). 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

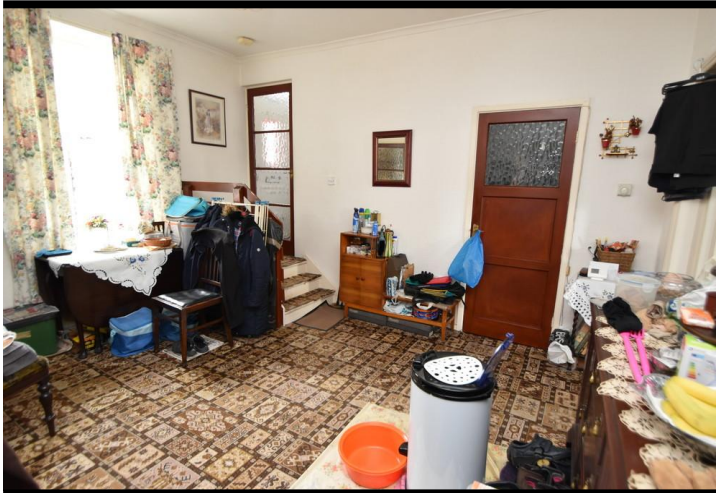
Please note that all offers will require financial verification including mortgage agreement in principle, proof of deposit funds, proof of available cash and full chain details including selling agents and solicitors down the chain. Under New Money Laundering Regulations we require proof of identification 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

Anthony House

Anthony Street

Stanley

County Durham

DH9 8AF

www.davidbailes.co.uk

info@davidbailes.co.uk

01207231111

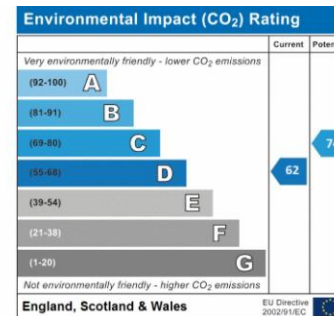
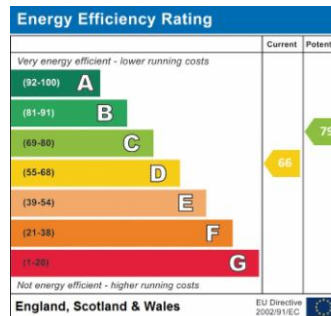
GROUND FLOOR
57.6 sq.m. (620 sq.ft.) approx.



1ST FLOOR
54.4 sq.m. (585 sq.ft.) approx.



TOTAL FLOOR AREA: 112.0 sq.m. (1206 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 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

