



North Leigh | Tanfield Lea | Stanley | DH9 9PA

With views over the countryside, this well-presented three-bedroom terraced house is situated in a quiet cul-de-sac and is offered with no onward chain. Highlights include picturesque views, a garage, and a spacious kitchen/diner. The accommodation features an entrance hallway, lounge, generous kitchen/diner with a large storage cupboard, rear lobby, WC, first-floor landing, three bedrooms, and a bathroom. There is a garden to the front and a self-contained yard to the rear. The property benefits from gas central heating and full uPVC double glazing, with an EPC rating of D (58). Council Tax band A. Freehold. Virtual tours are available.

£125,000

- Stunning countryside views in a peaceful cul-de-sac setting
- Well-presented three-bedroom terraced house with no onward chain
- Spacious kitchen/diner with a large storage cupboard
- Entrance hallway leading to a comfortable lounge
- Includes a garage for secure parking or additional storage



Property Description

HALLWAY

Composite double glazed entrance door, uPVC double glazed window, double radiator, stairs to the first floor, telephone point and a door leading to the lounge.

LOUNGE

14' 9" x 13' 5" (4.50m x 4.09m) Gas fire incorporating a Glow Worm back central heating boiler in a slate hearth. uPVC double glazed sliding patio doors, double radiator, TV aerial point and a door leading to the kitchen/diner.

KITCHEN/DINER

11' 4" x 16' 10" (3.47m x 5.15m) A spacious room fitted with a range of Shaker style wall and base units with contrasting laminate worktops and tiled splash-backs. Integrated fan assisted double electric oven/grill, halogen hob with concealed extractor over. Integrated dishwasher, space door a tall fridge/freezer, stainless steel sink with vegetable drainer and mixer tap, wine rack, wall display cabinet, solid Oak flooring,

uPVC double glazed window, double radiator, large storage cupboard and a door to the rear lobby.

REAR LOBBY

7' 1" x 3' 4" (2.17m x 1.03m) Laminate worktop, plumbed for a washing machine, solid Oak flooring, single radiator, uPVC double glazed window, composite double glazed rear exit door and a door leading to the WC.

WC

7' 1" x 2' 11" (2.17m x 0.89m) WC, wash basin with tiled splash-back, solid Oak flooring, single radiator and a uPVC double glazed window.

FIRST FLOOR

LANDING

9' 4" x 5' 11" (2.87m x 1.82m) Airing cupboard housing the hot water tank, loft access hatch and doors leading to the bedrooms and bathroom.

BEDROOM 1 (TO THE FRONT)

13' 3" x 8' 8" (4.05m x 2.66m) Fitted wardrobes, over-head storage, matching bedside units and TV stand. Additional built-in storage cupboard, uPVC double glazed window and a single radiator.

BEDROOM 2 (TO THE REAR)

11' 1" x 9' 7" (3.40m x 2.94m) Fitted wardrobe, uPVC double glazed window and a single radiator.

BEDROOM 3 (TO THE FRONT)

9' 6" (maximum) x 7' 10" (maximum) (2.92m x 2.40m) Over-stir storage cupboard, uPVC double glazed window and a single radiator.

BATHROOM

6' 11" x 6' 10" (2.11m x 2.10m) A white suite featuring a panelled bath with electric shower over and glazed screen. Tiled splash-backs, wash basin with base storage, WC, chrome towel radiator, laminate floor tiles and uPVC double

glazed window.

EXTERNAL

TO THE FRONT

Low maintenance garden enclosed by timber fence and gate.

TO THE REAR

Self-contained yard.

GARAGE

15' 8" x 8' 3" (4.80m x 2.53m) Attached single garage with up and over door, power points, lighting and cold water supply tap.

HEATING

Gas fired central heating via boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (58). 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 (£1621).

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

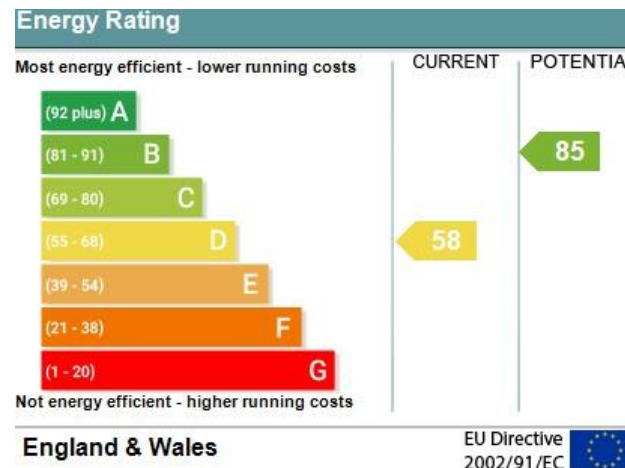
GROUND FLOOR
59.7 sq.m. (642 sq.ft.) approx.



1ST FLOOR
40.6 sq.m. (437 sq.ft.) approx.



TOTAL FLOOR AREA: 100.3 sq.m. (1079 sq.ft.) approx.
Whilst every effort 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

