



Mitchell Terrace | Tantobie | Stanley | DH9 9TN

A deceptively spacious and extended two bedroom mid terraced house within this popular area of Tantobie. The property benefits from a lawn front garden, enclosed rear yard, gas combi central heating and full uPVC double glazing. Briefly comprises of lobby, lounge with Inglenook fireplace and feature stove fire, conservatory, dining room, spacious kitchen with cooking range. To the first floor are 2 double sized bedrooms and lovely modern bathroom suite. EPC rating C (71).

£80,000

- 2 Bedroom mid terraced house
- Deceptively spacious home
- Lawn garden with shed
- Conservatory
- Lounge with inglenook fireplace



Property Description

ENTRANCE LOBBY

uPVC double glazed door from the front garden, radiator, staircase to the first floor.

LOUNGE

16' 3" Max x 15' 8" Max (4.97m x 4.78m) A lovely spacious room with feature Inglenook fireplace and stove, coving to the ceiling, wall lighting to the alcoves, laminate flooring, radiator, open archway to the dining room and double glazed French doors open to the conservatory.

CONSERVATORY

8' 1" x 11' 8" (2.47m x 3.58m) Constructed with a brick base and uPVC double glazed windows and ceiling, radiator, power point installed and laminate flooring.

DINING ROOM

16' 3" x 7' 1" (4.97m x 2.17m) Ceiling to ceiling, laminate flooring, radiator, storage cupboard, open archway to the kitchen.

KITCHEN

14' 3" x 10' 2" (4.35m x 3.12m) Fitted with a range of wall and base units, complimentary work surfaces, tiled splash backs, slot in cooking range with extractor canopy, sink and drainer with mixer tap, space and plumbing for a washing machine and also for a tumble dryer, space for a tall fridge/freezer, tiled flooring, uPVC double glazed window and door to the rear yard.

FIRST FLOOR

Landing, loft access, doors lead to the bedrooms and bathroom.

BEDROOM 1 (TO THE FRONT)

12' 9" x 12' 8" (3.90m x 3.88m) uPVC double glazed window, radiator, laminate flooring and a built-in wardrobe.

BEDROOM 2

10' 6" x 9' 3" (3.22m x 2.83m) uPVC double glazed window, radiator, cupboard with gas combi central heating boiler.

BATHROOM

6' 7" x 5' 4" (2.02m x 1.65m) Curved panelled bath with thermostatic shower and glazed shower screen, tiled splash backs, WC, pedestal wash basin, tiled flooring radiator and a uPVC double glazed window.

EXTERNAL

To front - lawn garden enclosed by fencing with timber shed.
To rear - small yard enclosed by brick wall and fencing with wooden access gate.

PARKING

On street parking available outside the rear yard.

ENERGY EFFICIENCY

EPC rating C (71). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

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. If you would like to view the property please ensure that you wear appropriate PPE and adhere to social distancing. We may need to restrict the number of people within the property at one time and limit time of the viewing to 15 minutes. Please do not attend if you have recently shown symptoms of the Covid-19 virus.

NEED A MORTGAGE?

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.

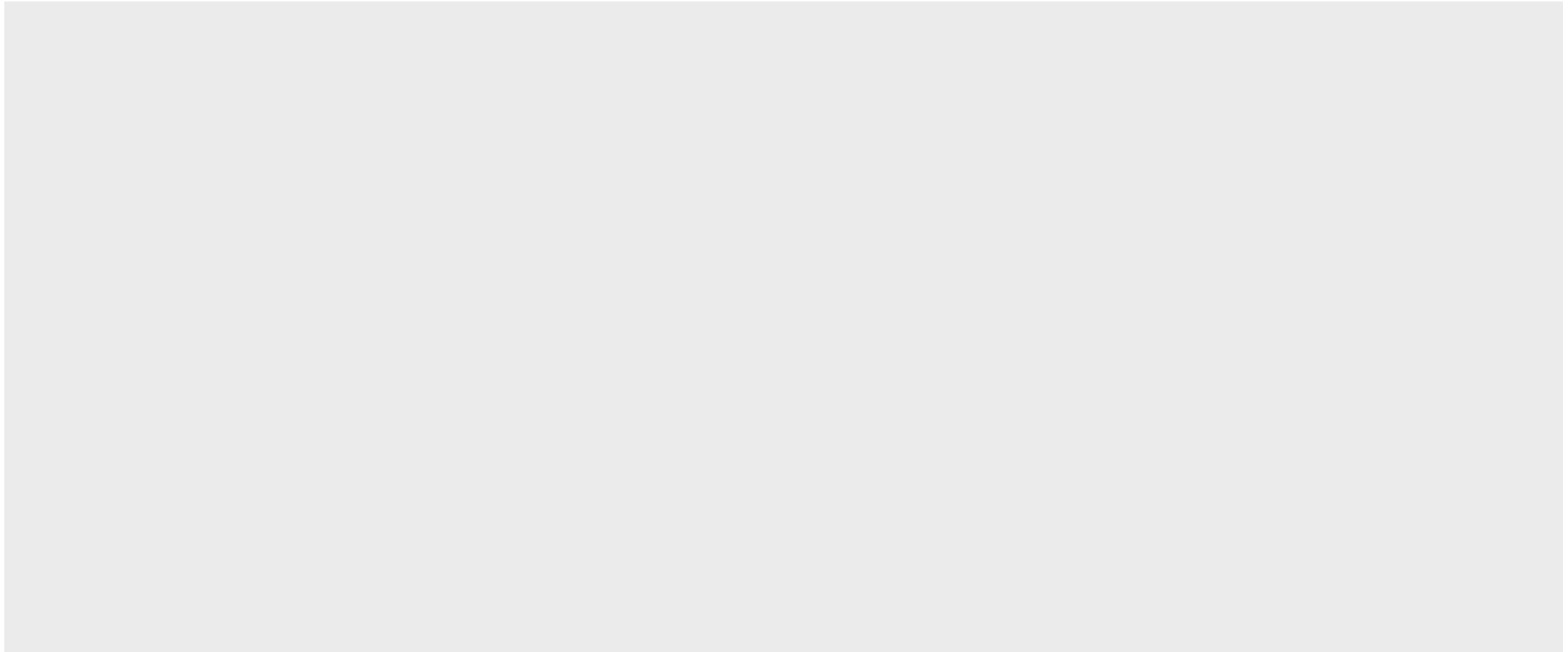
MAKING AN OFFER

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.

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

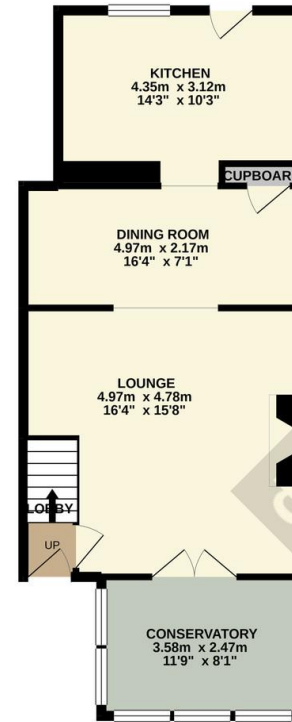
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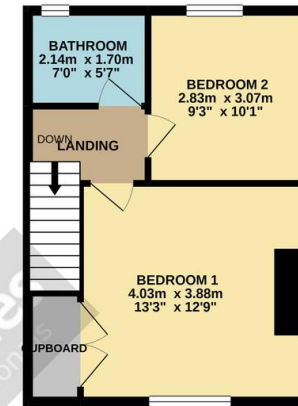
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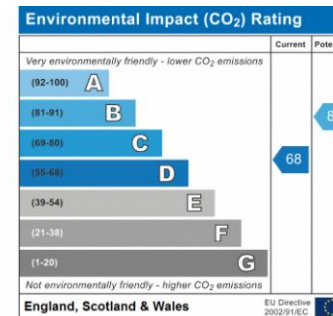
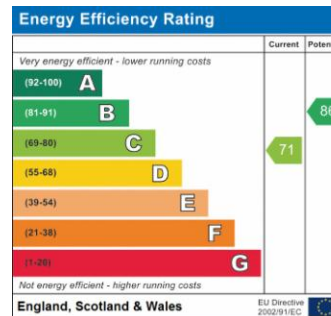
GROUND FLOOR
55.4 sq.m. (597 sq.ft.) approx.



1ST FLOOR
33.8 sq.m. (364 sq.ft.) approx.



TOTAL FLOOR AREA: 89.2 sq.m. (960 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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