

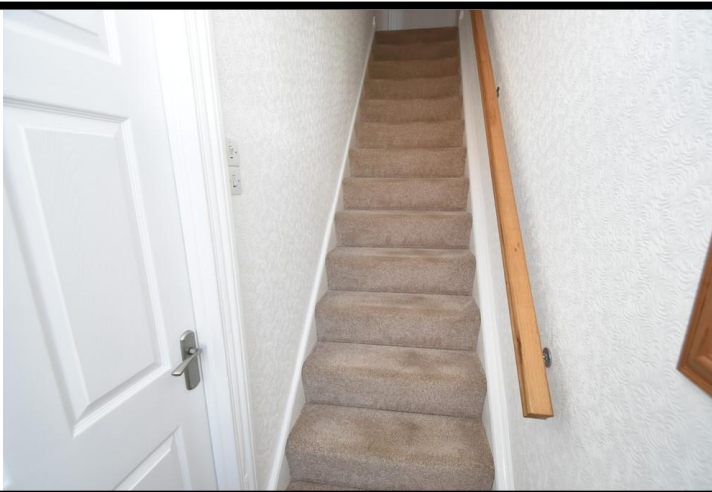


Unity Terrace | Tantobie | Stanley | DH9 9TD

Located on the end of a stone terrace this is a lovely two bedroom home which is very well presented and would make an excellent first home. The accommodation comprises of a hallway, lounge, kitchen/diner, first floor landing, two bedrooms, bathroom, self-contained yard (with potential to create off-street parking). Gas combi central heating, modern uPVC double glazing, EPC rating E (53), Council Tax band A, freehold tenure. Virtual tours available on our website.

£95,000

- Stone built end-terraced house
- 2 bedrooms
- Lounge plus kitchen/diner
- Self-contained yard (suitable for off-street parking)
- Gas combi central heating



Property Description

HALLWAY

Composite double glazed entrance door, stairs to the first floor, single radiator and a door to the lounge.

LOUNGE

14' 1" x 13' 0" (4.30m x 3.97m) Feature fire surround with marble inlay and hearth, inset living flame gas fire, under-stair storage cupboard, uPVC double glazed window, TV aerial point, telephone point and a door to the kitchen/diner.

KITCHEN/DINER

9' 8" x 13' 4" (2.96m x 4.07m) Fitted with a range of base units with contrasting laminate worktops, upturns and tiled splash-backs. Slot in cooker with double electric oven/grill and four ring gas hob, plumbed in washing machine and free-standing fridge, sink with mixer tap, part panelled walls, wood flooring, storage cupboard, single radiator, dining area, twin uPVC double glazed windows and a composite double glazed rear exit door to yard.

FIRST FLOOR

LANDING

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

BEDROOM 1 (TO THE FRONT)

12' 11" x 13' 0" (3.96m x 3.98m) Storage cupboard, uPVC double glazed window and a single radiator.

BEDROOM 2 (TO THE REAR)

11' 1" x 10' 6" (3.38m x 3.21m) PVC double glazed window and a single radiator.

BATHROOM

7' 8" x 5' 6" (2.34m x 1.68m) Panelled bath with shower fitment, pedestal wash basin, WC, airing cupboard, Travertine effect tiled walls and floor, chrome towel radiator, uPVC double glazed frosted window and a PVC panelled ceiling with inset LED spotlights.

EXTERNAL

TO THE FRONT

Small forecourt enclosed by stone wall.

TO THE REAR

Large self-contained yard enclosed by wall, timber shed. Potential for off-street parking.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed (mostly in 2025).

ENERGY EFFICIENCY

EPC rating E (53). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

TENURE

We understand that the property is freehold. We would recommend that any purchaser has this confirmed by their legal advisor.

COUNCIL TAX

The property is in Council Tax band A.

MINING

The property is located within a former mining area.

BROADBAND SPEEDS

Broadband (estimated speeds)

Standard 6 mbps

Superfast 80 mbps

Ultrafast 10000 mbps

MOBILE PHONE COVERAGE

EE (Excellent), Vodafone (Excellent), Three (Excellent), O2 (Excellent)

UTILITIES

The property is connected with a mains gas, water and electricity supply and is connected to the mains drainage.

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, X 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.

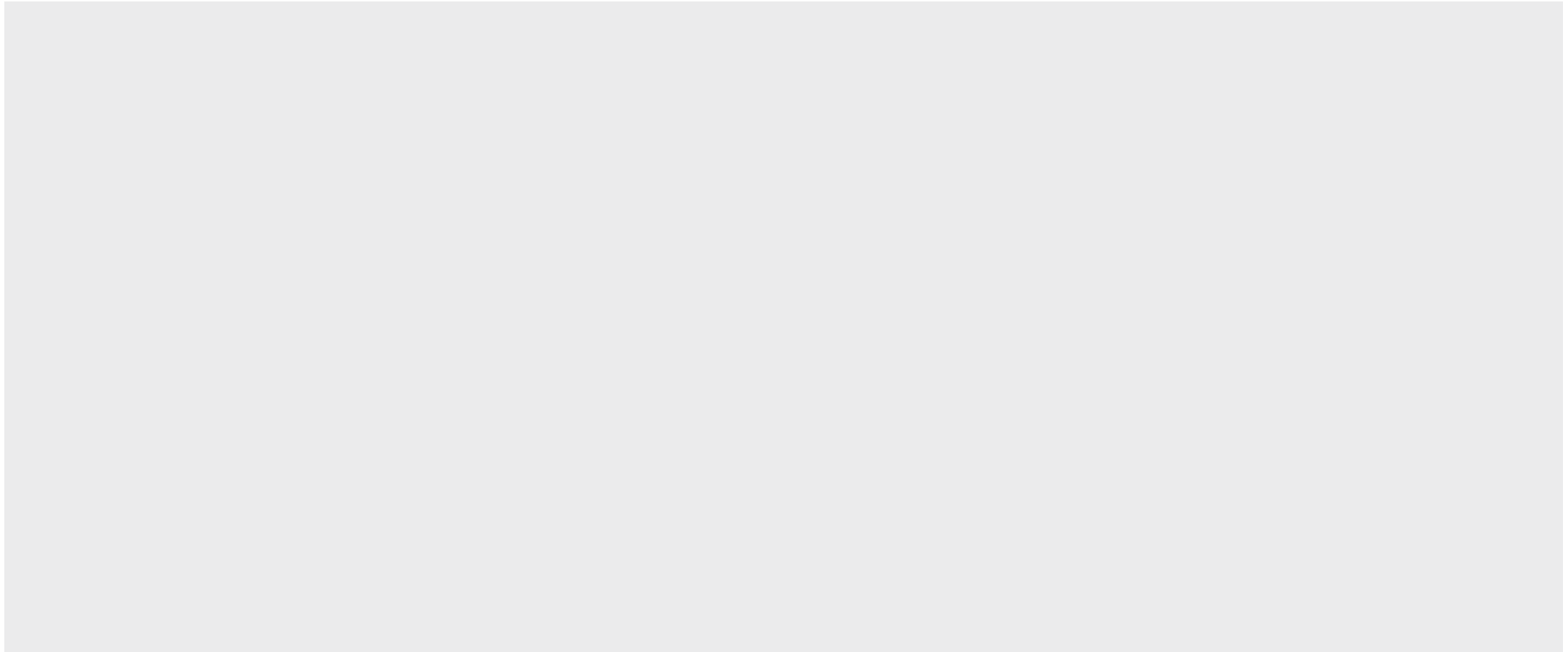
MORTGAGE ADVICE

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

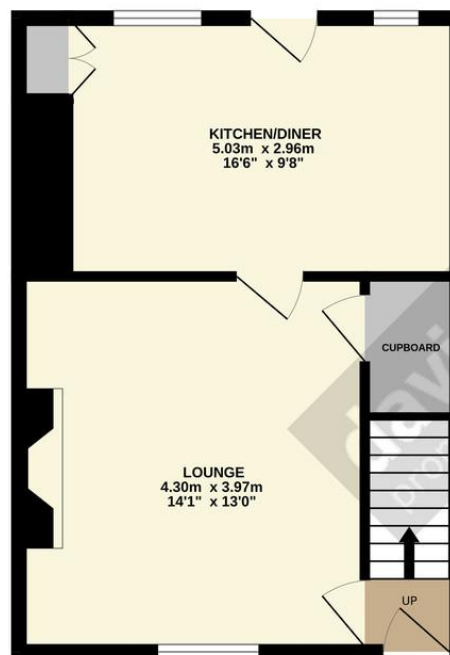
DH9 8AF

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01207231111

GROUND FLOOR
34.6 sq.m. (372 sq.ft.) approx.



1ST FLOOR
36.0 sq.m. (388 sq.ft.) approx.



TOTAL FLOOR AREA : 70.6 sq.m. (760 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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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