



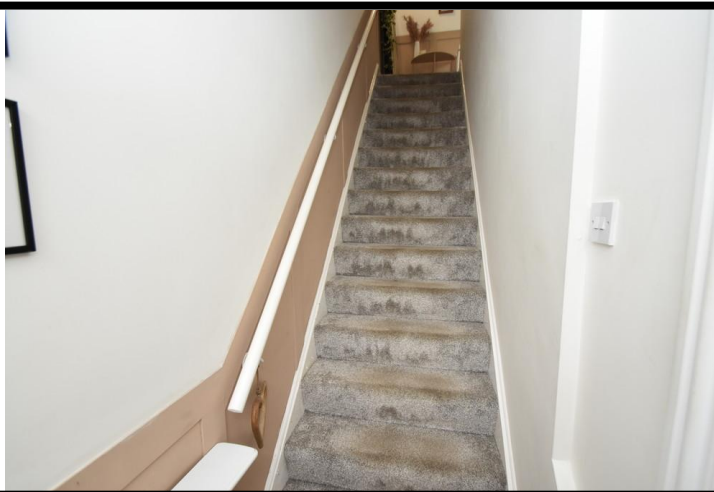
## Mitchell Terrace | Tantobie | Stanley | DH9 9TN

A deceptively spacious and extended two-bedroom mid-terrace home, ideally located in the popular area of Tantobie. This well-presented property features a lawned front garden, an enclosed rear yard, gas combi central heating, and full uPVC double glazing throughout. The accommodation briefly comprises an entrance lobby, a cosy lounge with an Inglenook fireplace and ornamental stove, a bright conservatory, a separate dining room, and a generously sized kitchen complete with a cooking range. To the first floor there are two double bedrooms and a stylish modern bathroom suite. Additional benefits include freehold tenure, an EPC rating of C (71), and Council Tax band A. A 360 degree virtual tour is available on our website — early viewing is recommended.

**£115,000**

- Deceptively spacious and extended two-bedroom mid-terrace home
- Situated in the popular residential area of Tantobie
- Lawn garden with shed
- Conservatory
- Lounge with inglenook fireplace





## Property Description

### LOBBY

uPVC double glazed door from the front garden, single radiator, part-panelled walls, staircase to the first floor and a door to the lounge.

### LOUNGE

16' 3" (maximum) x 15' 8" (maximum) (4.97m x 4.78m) A lovely spacious room with feature Inglenook fireplace and ornamental stove (no HETAS certificate), large storage cupboard, coving to the ceiling, wall lighting to the alcoves, laminate flooring, single radiator (in cupboard), dado rail, coving, opening 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, single radiator, power point installed and laminate flooring.

### DINING ROOM

16' 3" x 7' 1" (4.97m x 2.17m) Laminate flooring, single radiator, storage cupboard and an opening to the kitchen.

### KITCHEN

10' 2" x 14' 3" (3.12m x 4.35m) Fitted with a range of wall and base units, complimentary work surfaces matching upturns and 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 fridge/freezer, tiled flooring, inset spotlights, uPVC double glazed window and matching door to the rear yard.

### FIRST FLOOR

#### LANDING

Loft access hatch with fixed pull-down ladder, 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, single radiator, coving, telephone point, picture rail, laminate flooring and a built-in wardrobe.

### BEDROOM 2 (TO THE REAR)

10' 6" x 9' 3" (3.22m x 2.83m) uPVC double glazed window, single radiator, cupboard with gas combi central heating boiler, part panelled walls, TV aerial and coving.

### 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, chrome towel radiator, coving, ceiling extractor fan and a uPVC double glazed window.

EXTERNAL

TO THE FRONT

Lawn garden enclosed by fencing with timber shed, endosed by timber fence. Please note that there is a right-of-way through the garden to allow access for residents window cleaner etc.

TO THE REAR

Self-contained yard enclosed by brick wall and fencing with wooden access gate. Artificial grass, cold water supply ta and light.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating C (71). 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.

PARKING

On-street parking available.

MINING

The property is located within a former mining area.

UTILITIES

The property is connected with a mains gas, water and

electricity supply and is connected to the mains drainage.

BROADBAND SPEEDS

Broadband (estimated speeds)

Standard	6 mbps
Superfast	66 mbps
Ultrafast	10000 mbps

MOBILE PHONE COVERAGE

Provider	Voice	Data
EE	Likely	Likely
Three	Likely	Likely
O2	Likely	Likely
Vodafone	Likely	Likely







#### 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

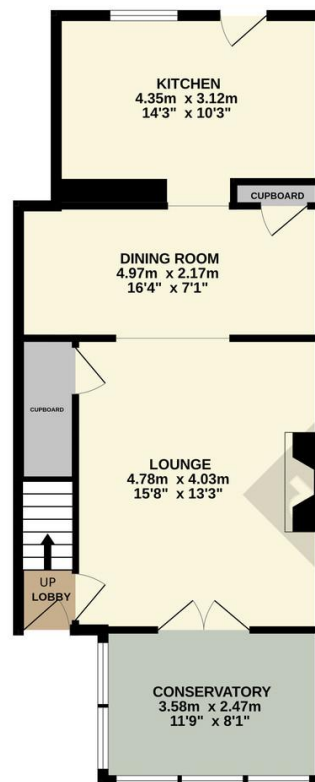
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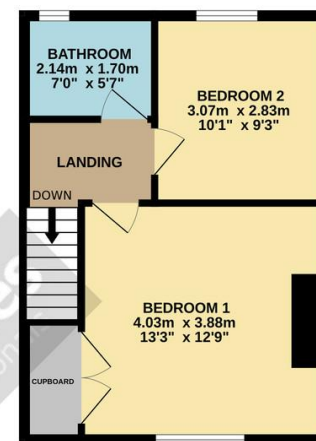
[info@davidbailes.co.uk](mailto:info@davidbailes.co.uk)

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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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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