



Owen Terrace | Tantobie | Stanley | DH9 9TP

Set within a popular village this two bedroom terraced house has a converted loft space and is available with no upper chain. The accommodation briefly consists of a lounge, kitchen/diner with integrated appliances, first floor landing, two bedrooms and a bathroom. Off the landing is a staircase leading to a fully boarded loft space and there is a self-contained yard to the rear. Gas combi central heating, full uPVC double glazing, Council Tax band A, freehold, EPC rating D (62). Virtual tour available.

Offers Over £80,000

- Terraced house in popular village
- 2 bedrooms
- Lounge plus kitchen/diner
- Converted loft space
- Np upper chain



Property Description

LOUNGE

14' 9" x 12' 7" (4.52m x 3.86m) uPVC double glazed entrance door, uPVC double glazed window, feature open fireplace with wood surround with tiled inlay and hearth, two double panel radiators, under-stair storage cupboard, stairs to the first floor, coving, telephone point and a door leading to the kitchen/diner.

KITCHEN/DINER

9' 8" x 15' 8" (2.97m x 4.80m) Fitted with a range of wall and base units with contrasting work surfaces and upturns. Integrated oven/grill, gas hob with extractor canopy over. Inset sink and drainer with mixer tap, integrated dishwasher, plumbed for washing machine, feature original cast iron stove and fire, concealed wall mounted gas combi central heating boiler, uPVC double glazed windows, matching rear exit door, Karndean flooring extending to the dining area, single radiator, wall lights and coving.

FIRST FLOOR

LANDING

Single radiator, wall light, stairs lead to the loft space and doors lead to the bedrooms and bathroom.

BEDROOM 1 (TO THE FRONT)

14' 9" (maximum) x 11' 7" (4.52m x 3.55m) uPVC double glazed windows, two double radiators, coving, TV and telephone points.

BEDROOM 2 (TO THE REAR)

8' 2" x 9' 8" (2.50m x 2.97m) uPVC double glazed window, single radiator, coving, TV and telephone points.

BATHROOM

8' 2" x 6' 5" (2.50m x 1.96m) A white suite featuring a panelled bath with thermostatic shower over, pedestal wash basin with base storage cabinet, WC, airing cupboard, fully tiled walls and floor, uPVC double glazed window, single radiator and coving.

LOFT SPACE

The loft space is accessed via a staircase off the landing and has been fully boarded, walls skimmed and there is lighting, power points, a double radiator plus TV and telephone points.

EXTERNAL

TO THE FRONT

Small area with external lights.

TO THE REAR

Self-contained rear yard with brick out-building providing storage enclosed by brick wall.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (62). 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. Please do not attend if you have recently shown symptoms of the Covid-19 virus. We may need to restrict the number of people within the property at one time and limit time of the viewing to 15

minutes.

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.

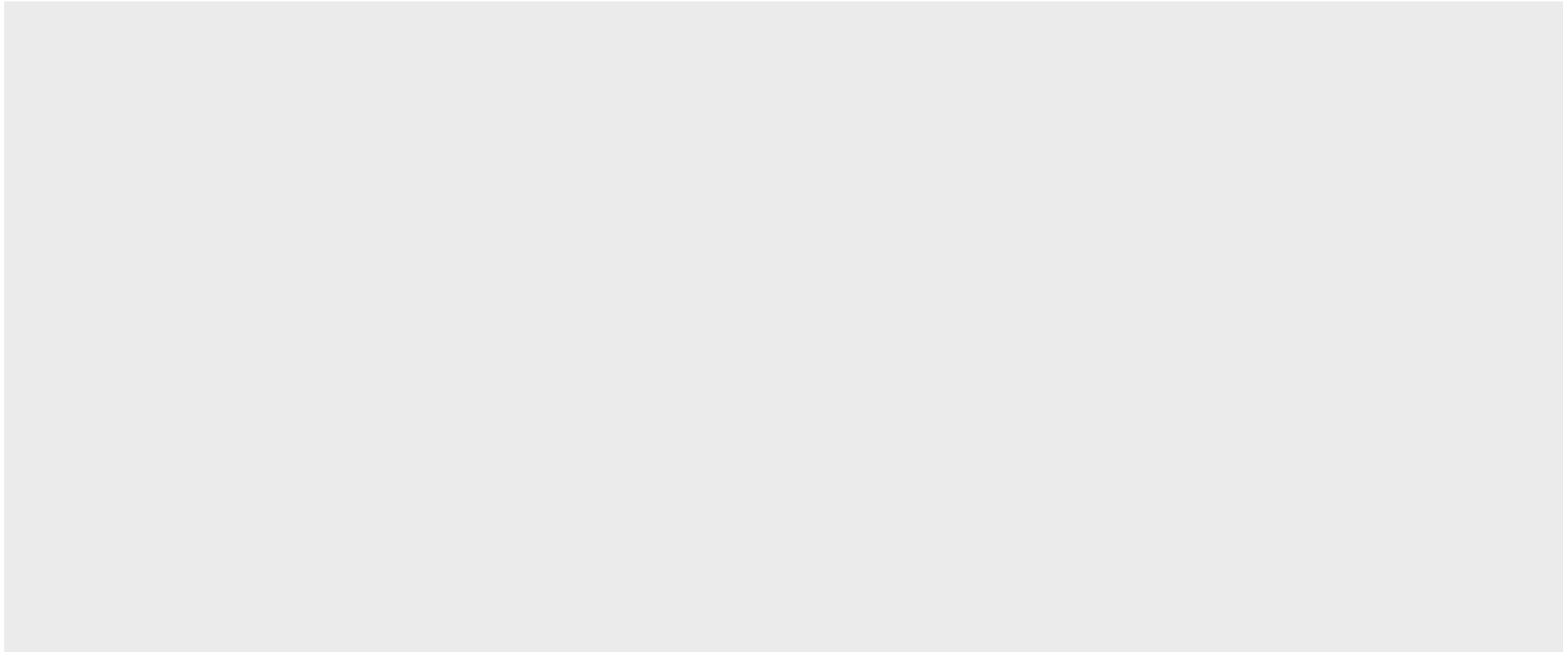
NEED A MORTGAGE?

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.

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

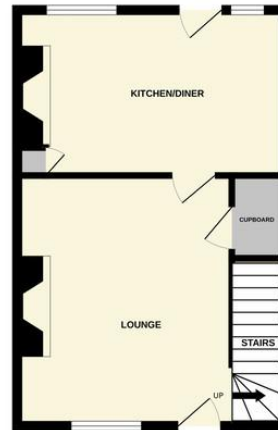
DH9 8AF

www.davidbailes.co.uk

info@davidbailes.co.uk

01207231111

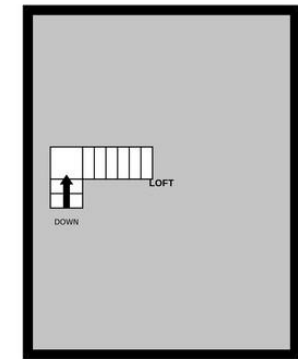
GROUND FLOOR
33.7 sq.m. (363 sq.ft.) approx.



1ST FLOOR
34.6 sq.m. (373 sq.ft.) approx.

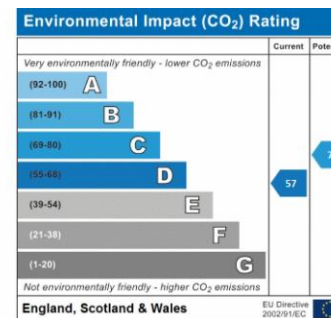
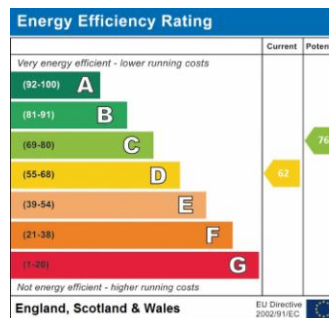


CONVERTED LOFT SPACE
29.4 sq.m. (316 sq.ft.) approx.



TOTAL FLOOR AREA : 97.7 sq.m. (1051 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.
Made with Metropix ©2023



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

