



Ash Terrace | Tantobie | Stanley | DH9 9PJ

An extended stone built two bedroom terraced house with off-street rear parking and is available with no upper chain. Requiring some updating the accommodation comprises of an entrance hallway, lounge, rear hallway, breakfasting kitchen, ground floor bathroom/WC. First floor landing, two bedrooms and a yard to the rear with gates providing off-street parking. Gas central heating, uPVC double glazing, EPC rating E (50), freehold, Council Tax band A. Virtual walk-through available.

£62,500

- Extended stone-built two-bedroom terraced house.
- Off-street parking available at the rear.
- No upper chain, offering a quick sale option.
- Requires some updating; perfect for renovation enthusiasts.
- Ground floor features an entrance hallway, lounge, rear hallway, and breakfasting kitchen.



Property Description

HALLWAY

uPVC double glazed entrance door, stairs to the first floor, coving, glazed door to the lounge.

LOUNGE

16' 2" x 13' 8" (4.93m x 4.17m) Stone fire surround, gas fire with central heating back boiler behind on a marble hearth. PVC panelled ceiling, uPVC double glazed window, under-stair cupboard, double radiator, TV aerial point and a glazed door leading to the rear hallway.

REAR HALLWAY

7' 3" x 2' 8" (2.21m x 0.83m) Laminate flooring, uPVC double glazed rear exit door and doors leading to the bathroom and breakfasting kitchen.

BREAKFASTING KITCHEN

16' 1" x 6' 8" (4.91m x 2.05m) Fitted with a range of wall and base units with laminate worktops, tiled splash-backs and

panelled walls. Slot-in cooker with electric point, plumbed for a washing machine, stainless steel sink with mixer tap, two uPVC double glazed windows, double radiator, space for a small table, wall extractor fan and coving.

BATHROOM

5' 10" x 5' 9" (1.80m x 1.76m) A white suite featuring a panelled bath with electric shower over, curtain and rail. PVC splash-backs, pedestal wash basin, tiled splash-back, WC, single radiator, uPVC double glazed window and a single radiator.

FIRST FLOOR

LANDING

Coving and doors leading to the bedrooms.

BEDROOM 1 (TO THE FRONT)

8' 7" x 10' 11" (2.64m x 3.33m) Storage cupboard, uPVC double glazed window and a single radiator.

BEDROOM 2 (TO THE REAR)

7' 0" x 10' 4" (2.15m x 3.16m) Cupboard housing the hot water tank, single glazed window, loft access hatch, coving and a single radiator,

EXTERNAL

Self-contained yard to the rear with twin gates providing off-street parking, timber shed and a cold water tap.

HEATING

Gas fired central heating via back boiler and radiators.

GLAZING

uPVC double glazing installed to all windows and doors apart from bedroom two window.

ENERGY EFFICIENCY

EPC rating E (50). 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.

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

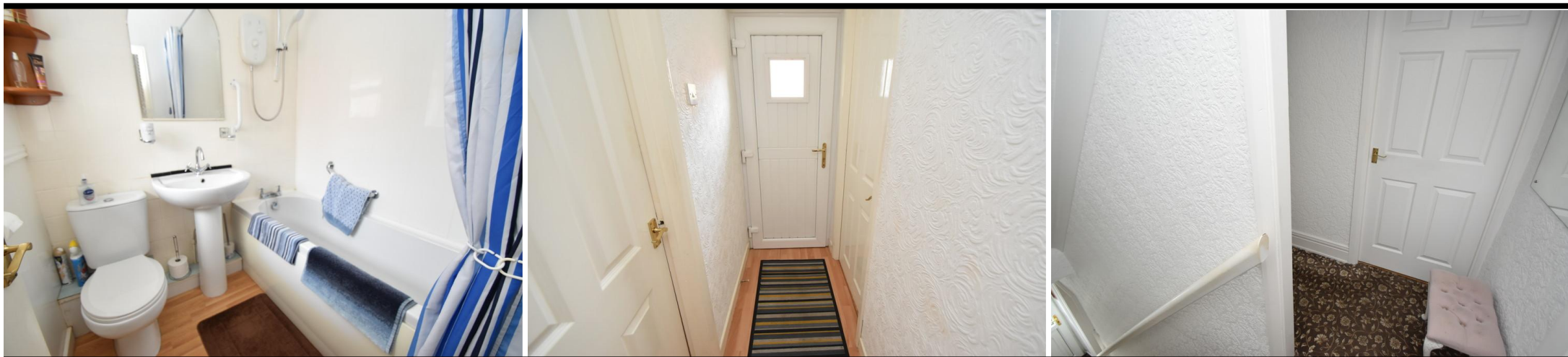
identification from all buyers before acceptance letters are sent and solicitors can be instructed.

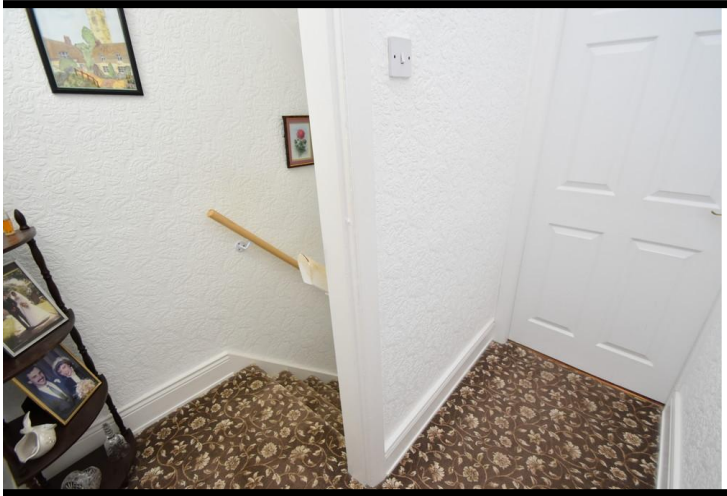
MORTGAGE ADVICE

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

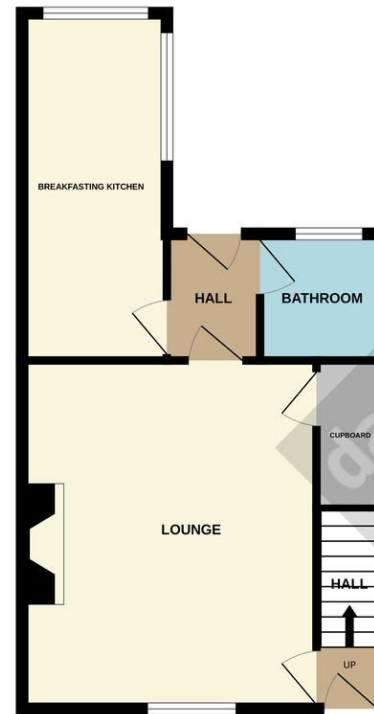
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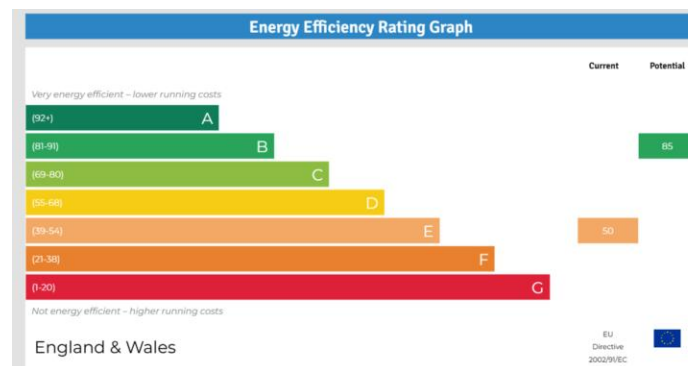
GROUND FLOOR
40.0 sq.m. (431 sq.ft.) approx.



1ST FLOOR
24.6 sq.m. (265 sq.ft.) approx.



TOTAL FLOOR AREA: 64.6 sq.m. (696 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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