



## Oak Terrace | Craghead | Stanley | DH9 6BW

A well-positioned two-bedroom semi-detached bungalow offered with no onward chain, ideal for those looking to downsize or for a single-level home. The accommodation briefly comprises an entrance hallway, spacious lounge, a generously sized kitchen with integrated appliances, rear lobby, two bedrooms and a modern shower room with WC. Externally, the property boasts low-maintenance gardens to the front and rear, along with a large driveway providing ample off-street parking for multiple vehicles. Additional benefits include gas central heating, full uPVC double glazing, freehold, Council Tax band A and an EPC rating of C (70). Early viewing is recommended.

## Offers Over £90,000

- Well-positioned two-bedroom semi-detached bungalow
- Available with no onward chain
- Ideal for downsizers or single-level living
- Long driveway providing off-street parking
- Low maintenance gardens to the front and rear



## Property Description

### HALLWAY

uPVC double glazed entrance door, laminate flooring, single radiator, room thermostat, loft access hatch and doors leading to the lounge, kitchen, shower room and bedrooms.

### LOUNGE

14' 11" x 12' 10" (4.55m x 3.92m) Gas fire (currently disconnected), laminate flooring, uPVC double glazed window, dado rail, single radiator, telephone point and coving to the ceiling.

### KITCHEN

11' 10" x 11' 11" (3.61m x 3.65m) A generous sized kitchen with a range of wall and base units with concealed surface lighting on to laminate worktops and splashbacks. Integrated electric oven/grill and four ring gas hob (currently disconnected) with illuminated extractor fan over. Built in wine rack. Plumbed for a washing machine, vented tumble dryer, slimline dishwasher included and space for a fridge and

freezer. Belfast sink with professional mixer tap, two uPVC double glazed windows, coving to the ceiling, tiled floor, additional wall extractor, and a double radiator. Door leads to the rear lobby.

### REAR LOBBY

Tiled floor, uPVC double glazed rear exit door to the garden. Useful over head storage shelf.

### BEDROOM 1 (TO THE FRONT)

10' 7" x 13' 5" (3.25m x 4.09m) Laminate flooring, uPVC double glazed window, double radiator.

### BEDROOM 2 (TO THE REAR)

11' 0" x 10' 10" (3.36m x 3.32m) Laminate flooring, built-in cupboard housing the gas combi central heating boiler, twin uPVC double glazed patio doors open onto the rear garden, double radiator.

### SHOWER ROOM/WC

7' 3" x 6' 11" (2.22m x 2.12m) A corner sited glazed shower cubicle with electric shower, wash hand basin with base storage, low level WC, PVC panelled walls, extractor fan, towel radiator, and a uPVC double glazed window.

### EXTERNAL

To the front - a large low maintenance garden enclosed by timber fence. To the rear - low maintenance garden with patio and gravelled areas, cold water tap, security light and sheds, enclosed by timber fence.

### PARKING

To the side is a large driveway providing off street parking for several vehicles.

### HEATING

Gas fired central heating via back boiler and radiators.

## GLAZING

uPVC double glazing installed.

## ENERGY EFFICIENCY

EPC rating C (70). 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.

## UTILITIES

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

## MINING

The property is located within a former mining area.

## BROADBAND SPEEDS

Broadband (estimated speeds)

Standard 7 mbps

Superfast 80 mbps

Ultrafast 10000 mbps

## MOBILE PHONE COVERAGE

Data last updated: May 2025, based on the latest data available to Ofcom.

Provider: EE (Likely), Three Likely, O2 (Likely), Vodafone (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

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## 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

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TOTAL APPROX. FLOOR AREA 712 SQ.FT. (66.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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