

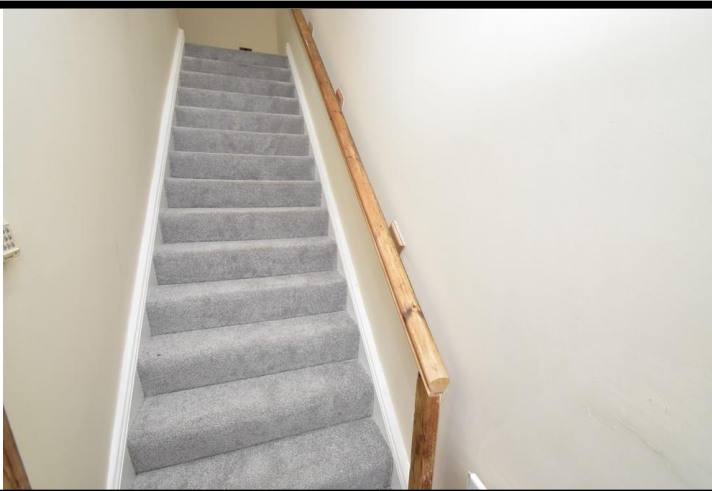


Lambton Terrace | Craghead | Stanley | DH9 6EB

£89,950

Available with no onward chain, this spacious four-bedroom mid-terraced home offers excellent family-sized accommodation with the convenience of bathrooms on both floors. Recently redecorated throughout and fitted with new carpets, the property features two versatile reception rooms, a front garden and a rear yard. The layout briefly comprises an entrance hallway, lounge, dining room, kitchen, rear lobby, and a ground floor bathroom. To the first floor are four bedrooms and an additional bathroom. Further benefits include gas combi central heating, uPVC double glazing, an EPC rating of D (59), and freehold tenure. Located in Council Tax band A. A virtual tour is available on our website.

- Four-bedroom mid-terraced property ideal for families.
- Offered with no onward chain – ready to move into.
- Recently redecorated with brand new carpets throughout.
- Two generous reception rooms providing flexible living space.
- Bathrooms located on both the ground and first floors.



Property Description

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HALLWAY

uPVC double glazed entrance door, stairs to the first floor, inset LED spotlights, single radiator and a door to the lounge.

LOUNGE

12' 11" x 13' 6" (3.94m x 4.13m) Feature dark wood fire surround, marble inlay and hearth, living flame gas fire. uPVC double glazed window, double radiator, wall lights, TV aerial point, TV cables, coving and twin doors open to the dining room.

DINING ROOM

14' 3" x 16' 0" (4.35m x 4.90m) Inglenook fireplace with tiled inlay and hearth, two storage cupboards (one houses the gas combi central heating boiler), uPVC double glazed window, double radiator, inset LED spotlights, telephone point, coving, hard-wired smoke alarm and a door leading to the kitchen.

KITCHEN

10' 10" x 6' 9" (3.32m x 2.08m) Fitted with a range of wall and base units with contrasting laminate worktops and tiled splash-backs. Newly installed integrated electric oven, four ring gas hob with concealed extractor over. Stainless steel sink with mixer tap, integrated fridge and freezer, uPVC double glazed window, tiled floor, inset LED spotlights and a door to the rear lobby.

REAR LOBBY

Tiled floor, inset LED spotlights, single radiator, uPVC double glazed rear exit door to yard, shelves and a door to the ground floor bathroom.

BATHROOM

9' 3" x 6' 9" (2.82m x 2.08m) A white suite featuring a large corner bath with shower fitment, pedestal wash basin, WC, tiled floor, plumbed for a washing machine, uPVC double glazed window, part PVC panelled walls, single radiator and inset LED spotlights.

FIRST FLOOR

LANDING

Loft access hatch with pull-down ladder, inset LED spotlights, coving and doors leading to the bedrooms and bathroom.

BEDROOM 1 (TO THE FRONT)

13' 1" x 9' 6" (4.00m x 2.90m) uPVC double glazed window, single radiator, coving and telephone point.

BEDROOM 2 (TO THE REAR)

10' 6" x 7' 10" (3.22m x 2.40m) uPVC double glazed window, single radiator and coving.

BEDROOM 3 (TO THE REAR)

10' 6" (maximum) x 8' 10" (3.22m x 2.71m) uPVC double glazed window, single radiator and coving.

BEDROOM 4 (TO THE FRONT)

13' 1" x 7' 4" (4.00m x 2.24m) uPVC double glazed window,

single radiator and coving.

BATHROOM

5' 2" x 4' 5" (1.60m x 1.36m) White suite with panelled bath and electric shower over,, PVC splash-backs, wash basin, WC, single radiator, ceiling extractor fan, LED spotlights and coving.

EXTERNAL

TO THE FRONT

Timber decking, paved patio enclosed by timber hedge, fence and wall with gate at the base of the garden.

TO THE REAR

Self-contained yard with cold water supply tap.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (59). 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 according to Ofcom)

Standard 3 mbps

Superfast 55 mbps

Ultrafast 10000 mbps

MOBILE PHONE COVERAGE

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

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

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County Durham

DH9 8AF

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01207231111

GROUND FLOOR
55.2 sq.m. (594 sq.ft.) approx.

1ST FLOOR
41.7 sq.m. (449 sq.ft.) approx.



TOTAL FLOOR AREA : 96.9 sq.m. (1043 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		
69-80	C		76 C
55-68	D	59 D	
39-54	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

