



St. Margarets Drive | Tanfield Village | Stanley | DH9 9QW

Situated at the heart of Tanfield Village, this three-bedroom end-terrace house presents ample potential, benefiting from an excellent layout and is available with no onward chain. The property features a spacious lounge/diner, a quality kitchen/diner equipped with granite worktops and integrated appliances, a large utility room, a first-floor landing, three bedrooms (two of which include fitted wardrobes), a bathroom, and a separate WC. The outside space includes a low-maintenance garden, a paved patio, and a driveway. The home is enhanced by gas combi central heating, uPVC double glazing, is freehold, falls within Council Tax band B, and has an EPC rating of D (68). Virtual tours are available on our website.

£149,000

- Situated in the heart of Tanfield Village.
- Three-bedroom end-terrace house with no onward chain.
- Spacious lounge/diner.
- Kitchen/diner with granite worktops and integrated appliances.
- Low-maintenance garden, paved patio, and driveway.



Property Description

LOUNGE/DINER

12' 8" (maximum) x 19' 10" (3.88m x 6.07m) uPVC double glazed entrance door with integral manual security shutter, uPVC double glazed windows, Karndean flooring, stone fire surround with electric fire, large storage cupboard, single radiator, coving, telephone phone point, satellite TV cables and a door leading to the kitchen/diner.

KITCHEN/DINER

16' 4" x 13' 0" (4.98m x 3.98m) A quality kitchen fitted with a range of wall and base units including a breakfast bar island finished with granite worktops and tiled splash-backs. Rangemaster cooking range with double electric ovens, separate grill, plate warming drawer, gas burners and electric plate hob with extractor canopy over. Integrated slimline dishwasher and fridge, Belfast sink with mixer tap, display cabinet and wine rack. Two ladder style radiators, dado rail, stair to the first floor, dining area, uPVC double glazed windows, matching rear exit door with integral electric security

shutter. Door leads to the utility room.

UTILITY ROOM

12' 1" x 6' 3" (3.70m x 1.92m) Fitted with wall and base units with contrasting laminate worktops, tiled splash-backs and a sink with vegetable drainer and mixer tap. Plumbed for a washing machine and space for additional appliances. Wall mounted gas combi central heating boiler, laminate flooring and a uPVC double glazed window.

FIRST FLOOR

LANDING

Dado rail, coving and doors leading to the bedrooms, bathroom and WC.

BEDROOM 1 (TO THE FRONT)

13' 0" x 9' 10" (3.97m x 3.00m) uPVC double glazed window, laminate flooring, single radiator, coving and a telephone point.

BEDROOM 2 (TO THE REAR)

12' 2" x 9' 10" (3.73m x 3.00m) Fitted wardrobes with sliding doors, uPVC double glazed window, single radiator and coving.

BEDROOM 3 (TO THE FRONT)

9' 8" x 9' 10" (2.95m x 3.02m) Fitted wardrobes with sliding doors, uPVC double glazed window, single radiator and coving.

BATHROOM

8' 10" x 6' 5" (2.70m x 1.97m) Large whirlpool Jacuzzi style bath with thermostatic shower over, curtain and rail. Wash basin with base storage, tiled splash-back, single radiator, inset spotlights, loft access hatch, wall lights and a uPVC double glazed window.

WC

5' 10" x 3' 0" (1.80m x 0.92m) WC and a uPVC double glazed window.

EXTERNAL

TO THE FRONT

Block paved patio, lawn, enclosed by wall and railings.

TO THE REAR

Block-paved driveway and patching enclosed patio.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (67). 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 B.

MINING

The property is located within a former mining area.

BROADBAND SPEEDS AVAILABLE

Average download speed of the fastest package currently available at this postcode is classed as Super-fast 80Mb. Suitable for web & social, video calls, streaming and online gaming. We would recommend contacting a supplier to get the most accurate and up to date data.

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, 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

B

Viewing Arrangements

Strictly by appointment

Contact Details

Anthony House

Anthony Street

Stanley

County Durham

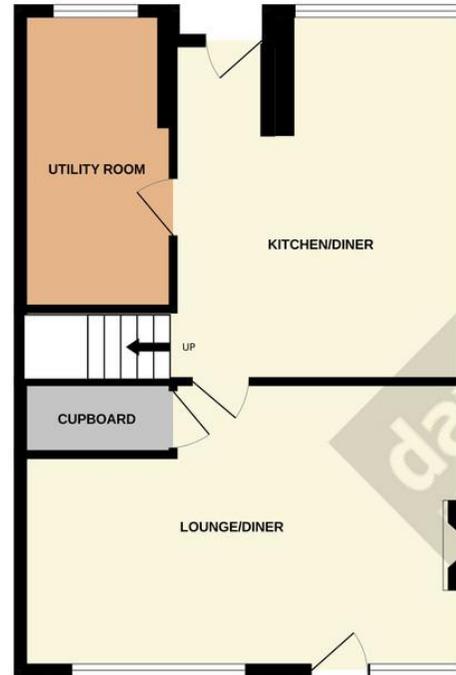
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GROUND FLOOR
52.0 sq.m. (560 sq.ft.) approx.



1ST FLOOR
46.7 sq.m. (502 sq.ft.) approx.



TOTAL FLOOR AREA : 98.6 sq.m. (1062 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		82 B
69-80	C		
55-68	D	68 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

