



8 Bute Street, Tantobie, Stanley, County Durham, DH9 9SA
Guide Price £122,500

An immaculately presented mid terrace, three-bedroom property set in Tantobie with flexible ground floor living accommodation and private outside space to the front and rear.

- Beautifully presented home
 - Two reception rooms
 - Three bedrooms
- Low maintenance front garden and rear yard
 - Early viewing recommended
 - Energy Performance Rating D 67



LOCATION

The property is located in Tantobie, a village to the northwest of Stanley. Stanley has a range of schooling, shopping and recreational facilities with Cossett approximately 6 miles away with further facilities.

For the commuter, the A1(M) is approximately 15 minutes east and Durham and Newcastle have east coast main line train stations with direct links to Edinburgh and London. There is also an international airport at Newcastle.

what3words ///fend.handyman.client

DESCRIPTION

From the front door the entrance hallway is beautifully decorated with panelling to the lower half of the walls with an encaustic tile style flooring and a door radiating to the left into the living room. The living room is a generous room having a large window to the front of the property and a fireplace with gas fire.

The hallway opens up to the dining room which has a large stone fireplace with wood burning stove set upon a tiled hearth. Low level lighting hangs above the dining table creating a cosy feel in the room.



There is a window with an outlook to the rear of the property and the understairs space has been opened to create additional space in the room.

From the dining room is the kitchen which has a range of gloss wood effect units with black granite worktops and there is space for an American style fridge/freezer, integrated eyelevel oven and microwave and electric hub with extractor fan over. The round kitchen sink unit enjoys views to the rear yard. From the kitchen a door opens to the utility room with plumbing for a washing machine and tumble dryer and useful store for shoes, boots and coats. A door from the utility provides access to the rear yard.

Stairs rise to the first floor from the dining room. The bathroom is accessed from a half landing and comprises a bath with rainfall shower head over, WC and wash hand basin with white quartz effect panelling to the walls. The main bedroom lies at the front of the property and is a spacious double bedroom with a large window to the front of the property. The second bedroom lies at the rear and is another good-sized bedroom with fitted storage cupboard and window to the rear. The third bedroom



is a generous single bedroom with an outlook to the front of the property. There is a further over stair cupboard providing additional storage.

Externally, there is a low maintenance front garden laid with shale and has a useful storage shed and there is space for outdoor furniture. To the rear the enclosed yard is a private space with room for additional outdoor furniture. There is on street parking to the rear of the property.

SERVICES

The property is served by mains water, electricity and drainage and has main gas central heating.

COUNCIL TAX BAND

The property is rated Council Tax Band A.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of D 67.

MATERIAL INFORMATION

We understand that there is good mobile phone signal available in the area the property is located in. We understand there are standard and superfast broadband services available in the area.



METHOD OF SALE

The property is offered for sale as a whole by private treaty.

COSTS

Each party is to bear their own costs.

MONEY LAUNDERING

Prospective buyers should be aware that in the event that they are successful they will be required to provide documents in relation to the current Money Laundering and Terrorist Financing Regulations. The extent of the required documentation will be confirmed to the purchaser(s) after acceptance of an offer.

TENURE

We understand that the property is held freehold with vacant possession upon completion.

VIEWINGS

Please contact Vickers & Barrass Darlington office on 01325 728084 to arrange a viewing, which are strictly by appointment only.



LOCAL AUTHORITY

Durham County Council

www.durham.gov.uk

0300 026 0000

NOTES

Particulars prepared – March 2024

Photographs taken – March 2024

PARTICULAR NOTES

The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute, all or part of an offer or contract, all descriptions, dimensions, areas, references to condition and necessary consents for use and occupation and other details are given as a guide only and without responsibility. Any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to their accuracy.

No employee of Vickers & Barrass, Chartered Surveyors has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given by the Vendors or the Lessors of this property.



Any offer for this property will be taken as an admission by the intending purchaser that they have relied solely upon their own personally verified information, inspection, and enquiries.

The photographs show only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.

The particulars have been prepared in accordance with the Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.

Where any reference is made to planning permissions or potential uses, such information is given by Vickers & Barrass, Chartered Surveyors in good faith. Prospective purchasers should make their own enquiries with the Local Planning authority into such matters.

The Vendors reserve the right to amalgamate, withdraw and to generally amend the particulars or method of sale.

The property is sold subject to reserve(s). Vickers & Barrass, Chartered Surveyors reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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