



Epworth | Tanfield Lea | Stanley | DH9 9UJ

Located with the popular village of Tanfield Lea, this well presented three bedroom semi-detached house is available now with no upper chain and would suit a young family. The accommodation comprises an entrance porch, hallway, study, lounge/diner, kitchen, rear porch, landing, three bedrooms all with storage cupboards and a bathroom. Garden to the front and yard to the rear. Gas combi central heating, uPVC double glazing, freehold. Council Tax band A and an EPC rating of D (68). Virtual tour available.

£135,000

- Semi-detached house
- 3 Bedrooms all with storage cupboards
- No upper chain
- Lounge/diner plus study
- Kitchen with integrated appliances



Property Description

ENTRANCE PORCH

4' 5" x 4' 0" (1.36m x 1.23m) uPVC double glazed entrance door with matching side windows, tiled floor and a door leading to the hallway with side window.

HALLWAY

Laminate flooring, stairs to the first floor with single radiator and a uPVC double glazed window on the half landing. Telephone point and doors leading to the lounge/diner and kitchen.

STUDY

11' 3" x 6' 4" (3.45m x 1.94m) uPVC double glazed windows and a single radiator.

LOUNGE/DINER

23' 5" x 10' 4" (7.14m x 3.16m) Dual aspect room with uPVC double glazed windows at both ends, laminate flooring, inset electric fire with remote control, two double radiators, telephone point, TV aerial cable and satellite TV cables.

KITCHEN

11' 0" x 10' 9" (3.36m x 3.30m) Fitted with a contemporary range of high gloss wall and base units with concealed lighting onto butchers block wooden worktops and upturns. Integrated fan assisted double oven/grill, halogen hob with glass splash-back and extractor over. Stainless steel sink with vegetable drainer and professional mixer tap, integrated dishwasher, laminate flooring, tall column radiator, uPVC double glazed windows and a door leading to the rear porch.

REAR PORCH

3' 10" x 2' 10" (1.17m x 0.87m) Laminate flooring, storage cupboard with laminate worktop, wall mounted gas combi central heating boiler and plumbing for a washing machine. uPVC double glazed rear exit door with matching window.

FIRST FLOOR

LANDING

Three storage cupboards, loft access hatch and doors leading

to the bedrooms and bathroom.

BEDROOM 1 (TO THE REAR)

14' 6" x 10' 5" (4.42m x 3.20m) Built-in storage cupboard, laminate flooring, telephone point, uPVC double glazed window and a single radiator.

BEDROOM 2 (TO THE FRONT)

9' 10" x 10' 5" (3.00m x 3.20m) Built-in storage cupboard, laminate flooring, uPVC double glazed window and a single radiator.

BEDROOM 3 (TO THE REAR)

8' 9" x 10' 9" (2.67m x 3.30m) Dual aspect with two uPVC double glazed windows, built-in storage cupboard, laminate flooring, TV aerial cable and a single radiator.

BATHROOM

6' 1" x 5' 9" (1.87m x 1.76m) A white suite featuring a P-shaped bath with shower fitment and thermostatic shower

head over, glazed screen, fully tiled walls and floor. Pedestal wash basin, WC, uPVC double glazed window, PVC panelled ceiling with LED spotlights, wall extractor fan, wall cabinet and a chrome towel radiator.

EXTERNAL

TO THE FRONT

Lawn garden, paved patio enclosed by timber fence.

TO THE REAR

Self-contained yard with paved patio, timber shed, old water supply tap, enclosed by timber fence.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (68). 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

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GROUND FLOOR
51.0 sq.m. (549 sq.ft.) approx.



1ST FLOOR
45.9 sq.m. (494 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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

