



## Owen Terrace | Tantobie | Stanley | DH9 9TP

Available with no upper chain this two bedroom mid terraced house has been partly modernised with scope to further enhance and create a lovely home. Located on a popular street the accommodation comprises an entrance hallway, lounge, ground floor WC and a kitchen/diner. To the first floor there is a landing, two bedroom and a bathroom. To the rear is a self-contained yard with brick tool sheds. Gas combi central heating, uPVC double glazing, freehold tenure, Council Tax band A and an EPC rating of D (65). Virtual tour available.

£80,000

- 2 Bedroom terraced house with no upper chain.
- Partly Modernized - Some updates done with potential for more improvements.
- Situated on a popular street.
- Lounge, kitchen/diner, and ground floor WC.
- 2 bedrooms and a bathroom on the first floor.



## Property Description

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### HALLWAY

12' 8" x 4' 0" (3.87m x 1.22m) Composite double glazed entrance door, stairs leading to the first floor, double radiator and doors leading to the lounge, WC and kitchen/diner.

### WC

6' 11" x 2' 11" (2.13m x 0.90m) WC, wash basin.

### LOUNGE

12' 8" x 10' 5" (3.87m x 3.20m) Period tiled fire surround and hearth with open fireplace, uPVC double glazed window, picture rail, double radiator and TV aerial point.

### KITCHEN/DINER

9' 10" x 17' 10" (3.00m x 5.44m)

### DINING AREA

9' 10" x 13' 9" (3.00m x 4.21m) uPVC double glazed window, double radiator, telephone extension, coving, opening to the kitchen and a composite double glazed rear exit door to the yard.

### KITCHEN AREA

9' 10" x 3' 5" (3.00m x 1.05m) Fitted with an attractive range of Shaker style wall and base units with soft closing doors and drawers finished in white with contrasting laminate worktops. Integrated fan assisted electric oven/grill, four ring gas hob with stainless steel splash-back and extractor canopy over. Stainless steel sink with mixer tap and a uPVC double glazed

window.

## FIRST FLOOR

### LANDING

Double radiator, loft access hatch and doors leading to the bedrooms and bathroom.

### BATHROOM

8' 2" x 6' 6" (2.50m x 2.00m) Panelled bath with tiled splash-back, pedestal wash basin, WC, uPVC double glazed window and a double radiator.

### BEDROOM 1 (TO THE FRONT)

14' 5" (maximum) x 14' 6" (4.40m x 4.44m) Storage cupboard, uPVC double glazed window, picture rail and a double radiator.

### BEDROOM 2 (TO THE REAR)

8' 2" x 9' 10" (2.50m x 3.00m) Storage cupboard housing the gas combi central heating boiler, uPVC double glazed window,

picture rail and a double radiator.

#### EXTERNAL

To the rear there is a self-contained yard with brick storage sheds.

#### HEATING

Gas fired central heating via combination boiler and radiators.

#### GLAZING

uPVC double glazing installed.

#### ENERGY EFFICIENCY

EPC rating D (65). 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

Anthony House

Anthony Street

Stanley

County Durham

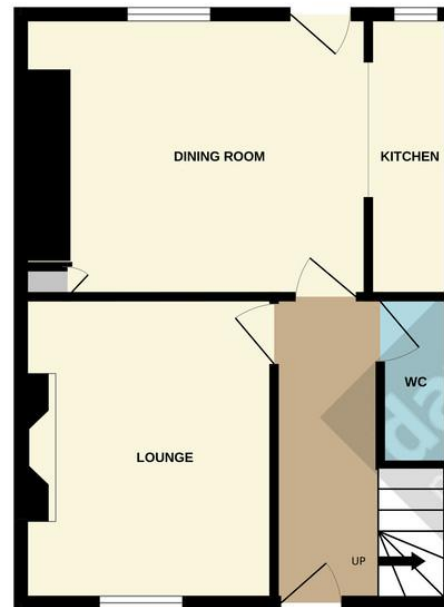
DH9 8AF

[www.davidbailes.co.uk](http://www.davidbailes.co.uk)

[info@davidbailes.co.uk](mailto:info@davidbailes.co.uk)

01207231111

GROUND FLOOR  
38.4 sq.m. (413 sq.ft.) approx.

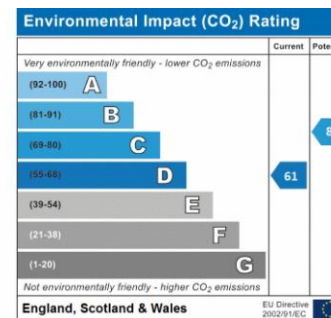
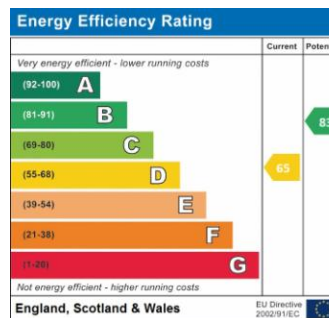


1ST FLOOR  
38.4 sq.m. (413 sq.ft.) approx.



TOTAL FLOOR AREA : 76.8 sq.m. (826 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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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

