

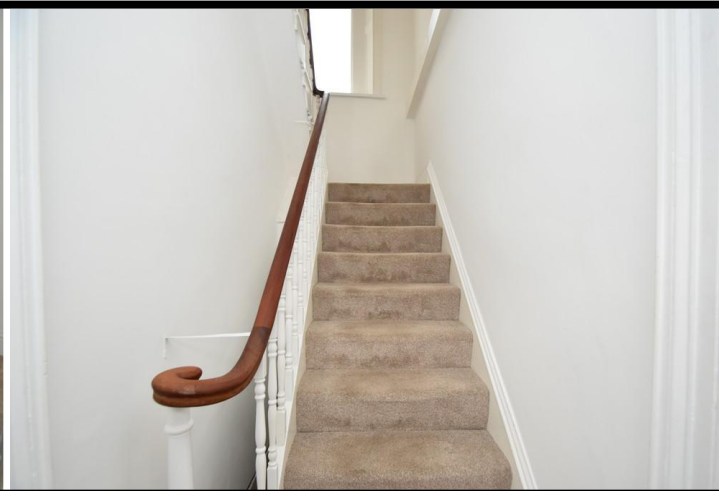


## Front Street | Tantobie | Stanley | DH9 9RE

This beautifully refurbished three-bedroom semi-detached property is now on the market with no upper chain. Finished to an exceptional standard, the accommodation includes an entrance hallway, two reception rooms, and a spacious kitchen/diner on the ground floor. Upstairs, you will find a landing, three bedrooms, and a bathroom. The property benefits from a yard to the rear which is shared with the adjoining bakery/coffee shop, plus there is a driveway and detached large double length garage/workshop to the side. Additional features include gas combi central heating, uPVC double glazing, and a Council Tax band of A. The property is free hold with an EPC rating D (63). A virtual tour is available for your convenience.

**£130,000**

- Beautifully refurbished three-bedroom semi-detached property with large double length garage/workshop.
- No upper chain.
- Finished to an exceptional standard.
- hallway, two reception rooms, and spacious kitchen/diner.
- First floor: landing, 3 bedrooms, and a bathroom.



## Property Description

### HALLWAY

uPVC entrance door with matching frosted glazed window over. Stairs to the first floor and doors lead to the two reception rooms.

### LOUNGE

15' 1" x 11' 10" (4.60m x 3.63m) uPVC double glazed window, double radiator, TV cables, cornicing and a centre light rose.

### DINING ROOM

15' 1" x 11' 8" (4.60m x 3.58m) Large walk-in storage cupboard beneath the stairs, uPVC double glazed window, base cabinet to one alcove, double radiator and a door leading to the kitchen/diner.

### KITCHEN/DINER

9' 1" (maximum) x 16' 8" (2.77m x 5.09m) A newly installed kitchen fitted with a range of wall and base units with contrasting laminate worktops and matching upturns.

Integrated electric oven/grill, four ring gas hob with glass splash-back and extractor canopy over. Stainless steel sink with mixer tap, plumbed for a washing machine, uPVC double glazed window, inset LED lights, double radiator and a composite rear exit door to the shared yard.

### FIRST FLOOR

#### LANDING

uPVC double glazed window on the half landing, there is a loft hatch on the main landing with doors leading to the bedrooms and bathroom.

#### BEDROOM 1 (TO THE FRONT)

14' 11" x 10' 7" (4.56m x 3.23m) uPVC double glazed window and a double radiator.

#### BEDROOM 2 (TO THE FRONT)

10' 0" x 9' 3" (3.05m x 2.84m) uPVC double glazed window and a double radiator.

#### BEDROOM 3 (TO THE FRONT)

5' 2" x 9' 8" (1.60m x 2.95m) uPVC double glazed window and a double radiator.

#### BATHROOM

4' 7" x 12' 6" (1.42m x 3.82m) A white suite featuring a panelled bath with thermostatic shower over, gazed screen and tiled splash-backs. Pedestal wash basin, WC, frosted uPVC double glazed window, chrome towel radiator and inset LED spotlights.

#### EXTERNAL

The rear yard is shared with the neighbouring Italian bakery/coffee shop the flat above the shop. Side gate leads to private driveway and garage.

#### GARAGE & PARKING

To the side is a dedicated driveway providing off-street parking and gives access to the detached large double garage/workshop.



#### HEATING

Gas fired central heating via combination boiler and radiators.

#### GLAZING

uPVC double glazing installed.

#### ENERGY EFFICIENCY

EPC rating D (63). 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.

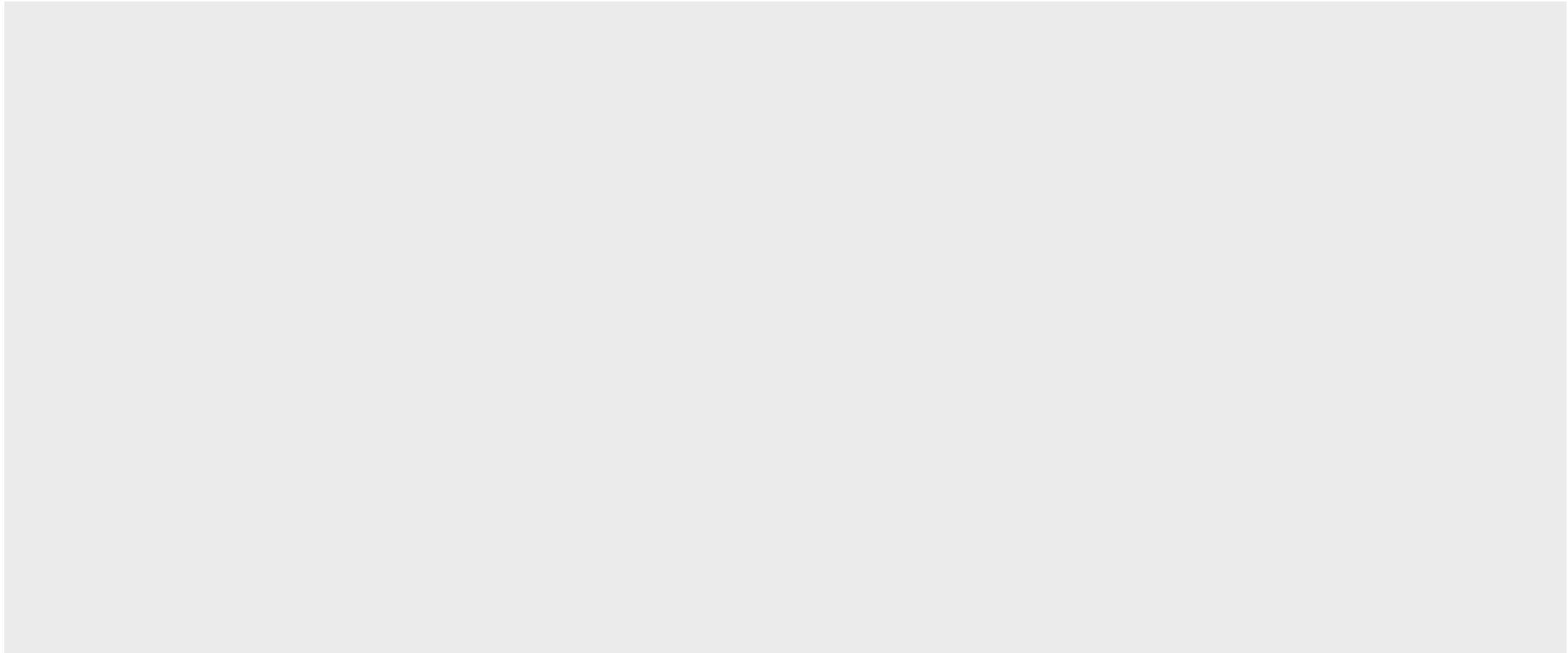
#### MORTGAGE ADVICE

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

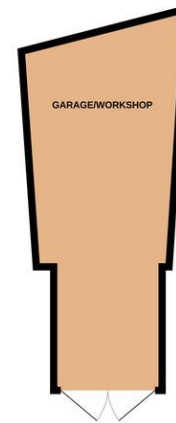
[www.davidbailes.co.uk](http://www.davidbailes.co.uk)

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

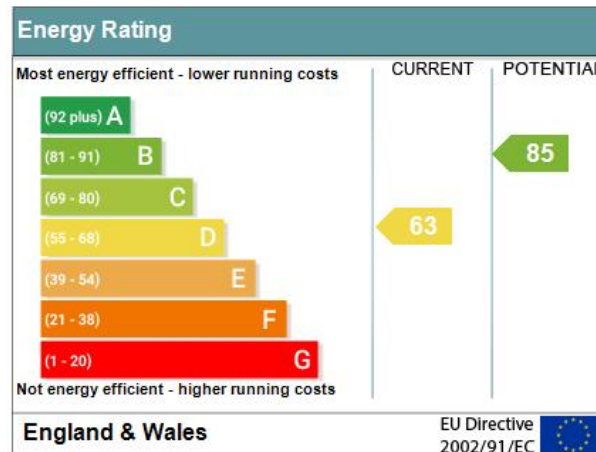
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GARAGE  
29.8 sq.m. (319 sq.ft.) approx.



FRONT STREET, TANTOBIE  
TOTAL FLOOR AREA : 117.1 sq.m. (1261 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

