



## Tweed Terrace | Stanley | Co. Durham | DH9 6JP

Situated on the end of a terrace giving this extended three bedroom house a larger than average garden, is available with no upper chain and comes with a garage and off-street parking. The accommodation will require some refurbishment and comprises of a hallway, extended lounge, dining room, large storage cupboard, extended breakfast kitchen, first floor landing, three bedrooms (two with storage cupboards) and a shower room/WC. Gardens and yard, gas central heating, uPVC double glazing, freehold tenure, Council Taxband A. EPC rating D (58), virtual tours available.

£70,000

- End-of-terrace, extended three-bedroom house
- Larger than average garden
- No upper chain; immediate availability
- Includes garage and off-street parking
- Requires some refurbishment



## Property Description

### HALL

Entrance door, stairs to the first floor and glazed doors leading to the lounge and dining room.

### LOUNGE

21' 7" x 9' 5" (6.60m x 2.88m) Dual aspect with uPVC double glazed windows to the front and rear. Gas fire incorporating a central heating back boiler, double radiator, coving and a TV aerial.

### DINING ROOM

15' 2" x 8' 7" (4.63m x 2.64m) uPVC double glazed window, large under-stair storage cupboard, double radiator, telephone point, coving and an opening to the breakfasting kitchen.

### BREAKFASTING KITCHEN

8' 9" x 13' 6" (2.68m x 4.13m) Fitted with a range of wall and base units with contrasting laminate worktops and upturn. Integrated fan assisted double oven/grill, four ring gas hob with

tiled splash-back and extractor over. Stainless steel sink, plumbed for a washing machine, space for a free-standing fridge/freezer, double radiator, uPVC double glazed window and matching rear exit door.

### FIRST FLOOR

#### LANDING

Loft access hatch and doors leading to the bedrooms and shower room/WC.

#### BEDROOM 1 (DUAL ASPECT)

15' 2" x 11' 3" (4.63m x 3.43m) uPVC double glazed windows to the front and rear. Built-in wardrobes incorporating the hot water tank, additional storage cupboard, single radiator and coving.

#### BEDROOM 2 (TO THE FRONT)

11' 6" x 8' 9" (3.53m x 2.67m) uPVC double glazed window, storage cupboard, single radiator and coving.

#### BEDROOM 3 (TO THE REAR)

8' 11" x 8' 6" (2.72m x 2.61m) uPVC double glazed window, single radiator and coving.

#### SHOWER ROOM/WC

13' 0" x 5' 2" (3.97m x 1.60m) Glazed cubicle with electric shower and PVC panelled splash-backs, pedestal wash basin, WC, tiled walls, uPVC double glazed frosted window, large storage cupboard with sliding doors and a single radiator.

#### EXTERNAL

##### TO THE FRONT

Lawn and gravelled area, greenhouse, garden extends to the side and is enclosed by mature hedging and timber fencing. Side path to the rear.

##### TO THE SIDE AND REAR

Garden, detached garage, driveway and a self-contained yard with storage shed and storage area beneath the kitchen with a

cold water supply tap.

#### GARAGE AND PARKING

There are twin gates providing access to a driveway providing off-street parking. In addition there is a detached pre-cast concrete garage with up and over door.

#### HEATING

Gas fired central heating via regular back-boiler and radiators.

#### GLAZING

uPVC double glazing installed.

#### ENERGY EFFICIENCY

EPC rating D (58). 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.

#### UTILITIES

The property is connected with a mains gas, water and electricity supply and is connected to the mains drainage.

#### BROADBAND AVAILABILITY

Basic 15 Mbps, Superfast 186 Mbps, Ultrafast 139 Mbps

#### MOBILE PHONE COVERAGE

EE (Excellent), Vodafone (Excellent), Three (Good), O2 (Excellent)

#### SATELLITE & CABLE TV AVAILABILITY

BT, Sky & Virgin.

#### MINING

The property is located within a former mining area.

#### SELECTIVE LICENCE

Please note that this property falls within the Local Authority Selective Licensing zone where a Landlord is required to register the property with the council every five years. Charges apply. Please visit [www.durham.gov.uk/selectivelicensing](http://www.durham.gov.uk/selectivelicensing) for further information.

#### 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.

#### 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.

#### 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.

#### 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

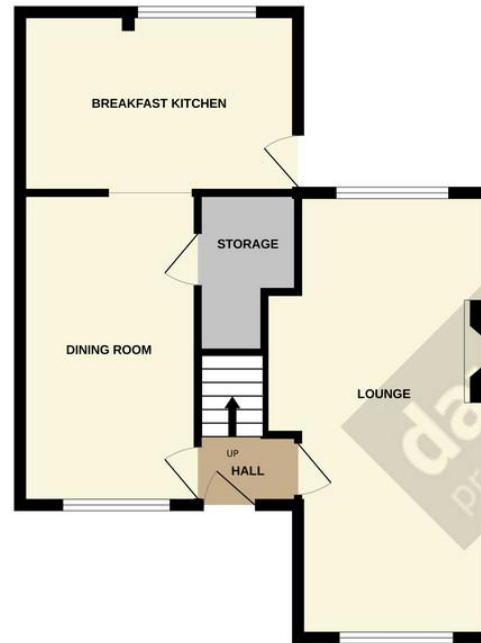
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GROUND FLOOR  
48.7 sq.m. (524 sq.ft.) approx.



1ST FLOOR  
42.6 sq.m. (459 sq.ft.) approx.



TOTAL FLOOR AREA : 91.3 sq.m. (983 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		83 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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