

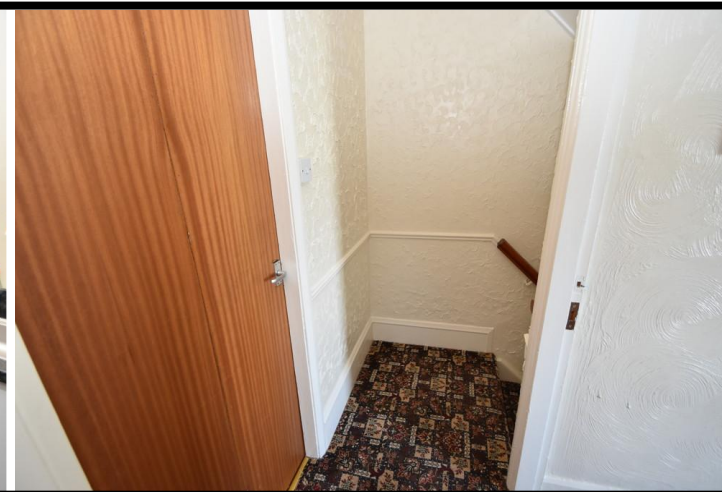


Blanche Terrace | Tantobie | Stanley | DH9 9TE

A two bedroom terraced home offered with no onward chain, presenting an excellent opportunity for a new owner to personalise and create a lovely home. Situated in a popular village location and enjoying far-reaching panoramic views, the accommodation comprises an entrance hallway, lounge, kitchen/diner, first floor landing, two bedrooms, and a shower room/WC. The property benefits from gas combi central heating, uPVC double glazing, freehold tenure, Council Tax band A, and an EPC rating of C (74). Virtual tours, including a 360° walkthrough, are available at www.davidbailes.co.uk

£72,500

- Two bedroom terraced house
- No onward chain – ideal for first-time buyers or investors
- Located in a popular village with panoramic views
- Lounge and kitchen/diner
- Shower room/WC



Property Description

HALLWAY

uPVC double glazed entrance door with matching window over, double radiator, dado rail, room thermostat, stairs to the first floor and a door to the lounge.

LOUNGE

12' 4" x 14' 2" (into alcove) (3.76m x 4.32m) Feature fire surround, inset living flame gas fire, arched alcoves with wall lights, uPVC double glazed window, double radiator, TV cable, coving and a large opening to the kitchen/diner.

KITCHEN/DINER

7' 11" x 15' 1" (2.42m x 4.62m) A dining area with uPVC double glazed window, storage cupboard, double radiator and a telephone point. In the kitchen area are a range of high gloss all and base units with contrasting laminate worktops and matching upturns. Stainless steel sink with mixer tap, plumbed for a washing machine, space for a tall fridge/freezer, uPVC double glazed window and matching rear exit door.

FIRST FLOOR

LANDING

Loft access hatch with pull-down loft ladder (light and part boarded for storage), dado rail and doors leading to the bedrooms and shower room.

BEDROOM 1 (TO THE FRONT)

12' 4" x 14' 2" (3.77m x 4.34m) Storage cupboard, uPVC double glazed window and a double radiator.

BEDROOM 2 (TO THE REAR)

8' 2" x 11' 1" (2.50m x 3.38m) Cupboard housing the gas combi central heating boiler, uPVC double glazed window, coving and a double radiator.

SHOWER ROOM/WC

4' 9" x 6' 1" (1.46m x 1.87m) Thermostatic shower enclosure with body jets, light and speakers. Wash basin with base storage, WC, PVC panelled walls and ceiling, inset LED

lighting, chrome towel radiator and a uPVC double glazed window.

EXTERNAL

TO THE FRONT

A modest forecourt garden.

TO THE REAR

Self-contained yard with paved patio, storage shed and cold water supply tap.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating C (74). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

TENURE

We understand that the property is freehold. We would recommend that any purchaser has this confirmed by their legal advisor.

COUNCIL TAX

The property is in Council Tax band

UTILITIES

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

MINING

The property is located within a former mining area.

BROADBAND SPEEDS

According to Ofcom the following broadband speeds are available. We would recommend contacting a supplier to get the most accurate and up to date data.

Broadband (estimated speeds)

Standard	6 mbps
Superfast	80 mbps
Ultrafast	10000 mbps

MOBILE PHONE COVERAGE

According to Ofcom based on customers' experience in the DH9 area, below shows the chance of being able to stream video, make a video call, or quickly download a webpage with images to your phone when you have coverage. It's the likelihood of you being able to get this performance within the postal district depending on the network you are using. Performance scores should be considered as a guide since there can be local variations.

O2 80%, Vodafone 71%, Three 62%, EE 68%

VIEWINGS

We have created a walk-through virtual tour which can be viewed on our YouTube channel, our website, property portals and our social media accounts such as Facebook, X and Instagram. There is also a 360 degree tour available on our website. 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

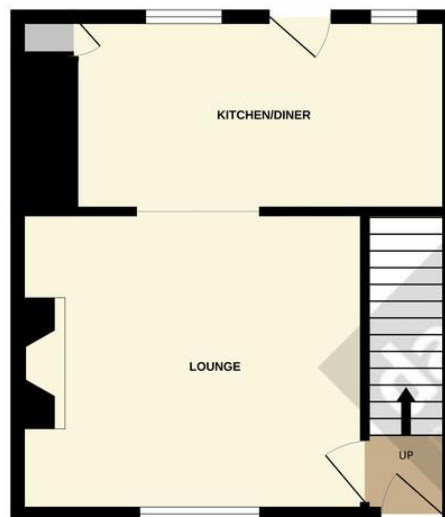
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GROUND FLOOR
31.0 sq.m. (334 sq.ft.) approx.



1ST FLOOR
32.6 sq.m. (351 sq.ft.) approx.



TOTAL FLOOR AREA: 63.7 sq.m. (685 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		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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



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