



## Clough Dene Road | Tantobie | Stanley | DH9 9PN

A beautifully presented three-bedroom semi-detached home enjoying open countryside views and offered with no upper chain. Situated on Clough Dene Road in Tantobie, this property combines modern living with outside space making it an ideal choice for families. The accommodation comprises an inviting hallway, a comfortable lounge opening to, a dining room leading to a modern fitted kitchen with integrated appliances. To the first floor lies a landing, three well-proportioned bedrooms and a stylish family bathroom. Externally there are well-maintained gardens, perfect for outdoor entertaining, while the property also benefits from gas combi central heating, uPVC double glazing, EPC rating D (64), Council Tax band C, and is assumed freehold.

£169,950

- Modern three-bedroom semi-detached family home
- No upper chain
- Lovely open countryside views
- Lounge and separate dining room
- Contemporary fitted kitchen with integrated appliances





## Property Description

### HALLWAY

11' 4" x 5' 7" (3.46m x 1.71m) PVC double glazed entrance door with matching side windows, stairs to the first floor with storage cupboard below, single radiator and a door to the lounge.

### LOUNGE

13' 4" x 11' 2" (4.08m x 3.41m) Bay window with PVC double glazed windows, double radiator, TV aerial, telephone point and an opening to the dining room.

### DINING ROOM

9' 2" x 9' 6" (2.80m x 2.90m) PVC double glazed patio doors, single radiator, LED spotlights and a large opening to the kitchen.

### KITCHEN

9' 0" (maximum) x 7' 1" (maximum) (2.75m x 2.16m) A lovely kitchen fitted with a range of wall and base units with

contrasting laminate worktops and tiled splash-backs.

Integrated fan assisted electric oven/grill, halogen hob with extractor canopy over. Integrated fridge, freezer and dishwasher, plumbed for a washing machine, inset stainless steel sink with mixer tap. Storage cupboard housing the gas combo central heating boiler, laminate flooring, LED spotlight and a PVC double glazed window.

### FIRST FLOOR

#### LANDING

uPVC double glazed window, loft access hatch with pull-down loft ladder (boarded and light). Doors lead to the bedrooms and bathroom.

#### BEDROOM 1 (TO THE FRONT)

13' 5" x 9' 11" (4.11m x 3.03m) uPVC double glazed window, single radiator and TV aerial point.

#### BEDROOM 2 (TO THE REAR)

9' 2" x 9' 11" (2.81m x 3.03m) Storage cupboard, uPVC double glazed window and a single radiator.

#### BEDROOM 3 (TO THE FRONT)

9' 1" (maximum) x 6' 11" (2.78m x 2.11m) uPVC double glazed window and a single radiator.

### BATHROOM

6' 3" x 6' 10" (1.92m x 2.10m) A modern white suite featuring a panelled bath with shower fitment and thermostatic shower over, tiled splash-backs and glazed screen. Wash basin with base storage, WC, laminate flooring, chrome towel radiator, uPVC double glazed frosted window and an LED illuminated wall mirror.

### EXTERNAL

#### TO THE FRONT AND SIDE

Low maintenance garden, side path, cold water supply tap and

a gate leading to the rear garden.

TO THE REAR

Paved patio, lawn, concrete hard stand and brick tool shed.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

PVC double glazing installed.

CENTRAL HEATING

Gas fired central heating via combination boiler and radiators.

ENERGY EFFICIENCY

EPC rating C (64). 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 C.

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.

PARKING

On-street parking available, but there is a potential to create off-street parking.

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
Super-fast	80 mbps
Ultra-fast	N/A

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 web-page 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%), EE (68%), Three (62%).





#### 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

C

## Viewing Arrangements

Strictly by appointment

## Contact Details

Anthony House

Anthony Street

Stanley

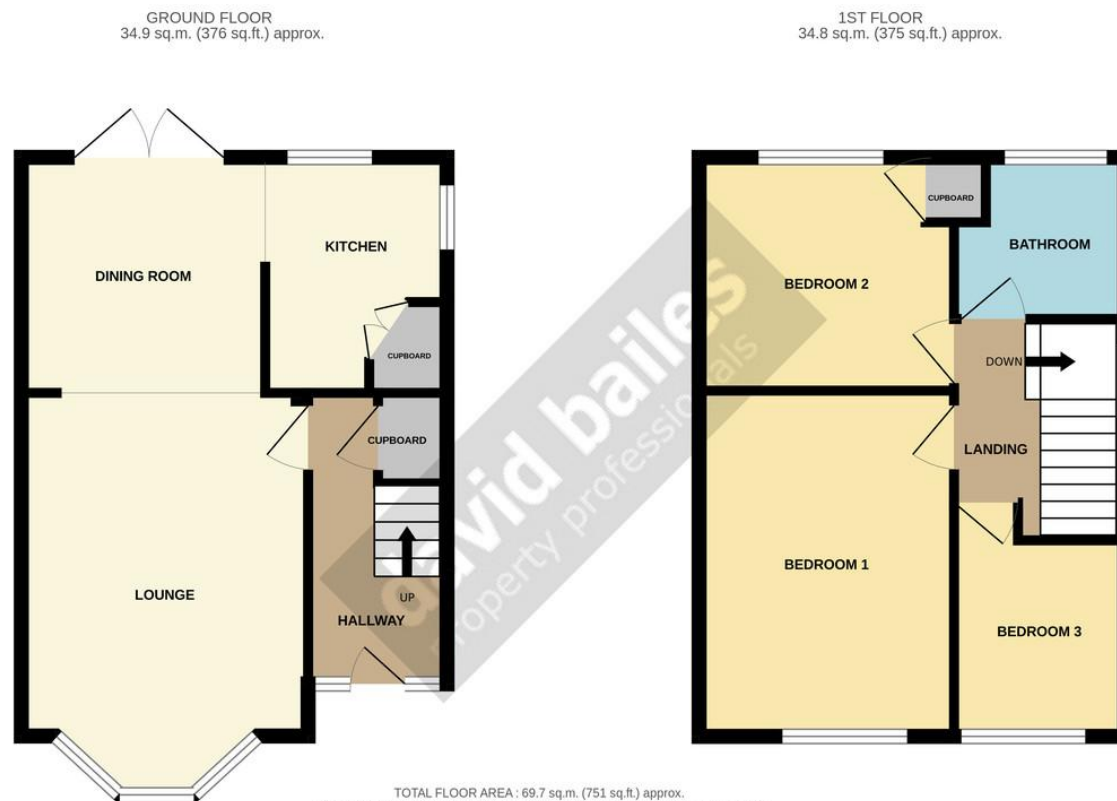
County Durham

DH9 8AF

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

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

01207231111



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		78 C
55-68	D	64 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 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



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