



## West Street | Tanfield Lea | Stanley | DH9 9NA

Located in the heart of the village, this charming and deceptively spacious terraced home has been significantly extended to create a superb three bedroom layout, ideal for a range of buyers. Beautifully presented throughout, the accommodation includes a welcoming conservatory, cosy lounge with multi-fuel stove, stylish kitchen/diner and a useful utility room. To the first floor are three well-proportioned bedrooms, with the main bedroom benefiting from an en-suite, plus a family bathroom. Externally, there is a garden to the front, a self-contained rear yard and the added bonus of a south-facing garden along with secluded parking in rear lane. Further benefits include gas combi central heating and full uPVC double glazing. Freehold, Council Tax band A, EPC rating C (72).

## Offers Over £150,000

- Extended terraced home offering spacious accommodation
- Three bedrooms including en-suite to main bedroom
- Conservatory providing additional living space
- Lounge with attractive multi-fuel stove
- Quality kitchen/diner plus separate utility room





## Property Description

### CONSERVATORY

9' 2" x 8' 6" (2.80m x 2.61m) uPVC double glazed windows and French doors, tiled floor, matching doors to lounge.

### LOUNGE

14' 4" x 16' 5" (4.37m x 5.01m) Feature multi-fuel stove (no HETAS certificate) on a marble hearth, laminate flooring, cupboard to alcove, stairs to the first floor, single radiator, TV aerial cables, coving, composite double glazed exit door and glazed door to the kitchen/diner.

### KITCHEN/DINER

11' 3" x 16' 5" (3.44m x 5.01m) Fitted with a good range of Shaker style wall and base units with soft losing doors and drawers, contrasting butchers-block style wooden worktops. Integrated fan assisted electric oven/grill, four ring gas hob with extractor canopy over. Tiled floor, uPVC double glazed window, composite rear exit door, column radiator, coving and a doorway to the utility.

### UTILITY ROOM

8' 0" x 5' 1" (2.45m x 1.56m) Fitted laminate worktop, plumbed for a washing machine, space for additional appliances, wall mounted gas combi central heating boiler, tiled floor and a uPVC double glazed window.

### FIRST FLOOR

#### LANDING

Loft access hatch, doors to the bedrooms.

#### MASTER BEDROOMS (TO THE REAR)

11' 8" x 11' 10" (3.56m x 3.63m) uPVC double glazed window, single radiator, dado rail, coving and a door to the en-suite.

#### EN-SUITE

8' 0" x 5' 1" (2.45m x 1.56m) Thermostatic shower, glazed cubicle, PVC splash-backs, pedestal wash basin, tiled splash-back, WC, uPVC double glazed frosted window, chrome towel radiator.

#### BEDROOM 2 (TO THE FRONT)

14' 3" x 8' 2" (4.36m x 2.50m) Laminate flooring, uPVC double glazed window, single radiator and coving.

#### BEDROOM 3 (TO THE FRONT)

10' 11" x 8' 7" (3.35m x 2.64m) An L-shaped room with laminate flooring, uPVC double glazed window, single radiator and coving.

#### BATHROOM

11' 8" x 4' 5" (3.56m x 1.37m) Free-standing roll top bath with period shower fitment, vanity wash basin with base storage, WC, dado rail, chrome towel radiator, uPVC double glazed frosted window and laminate floor tiles.

#### TO THE FRONT

A well-maintained South-facing garden with paved footpath and patio lawn and is enclosed by timber fencing and wall.

#### TO THE REAR

Self-contained yard with parking beyond within a small lane.

#### HEATING

Gas fired central heating via combination boiler and radiators.

#### GLAZING

uPVC double glazing installed.

#### ENERGY EFFICIENCY

EPC rating C (72). 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 A.

#### 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	9 mbps
Super-fast	80 mbps
Ultra-fast	2000 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 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.

This shows the percentage of measurements across your postal district over the last 12 months that can successfully stream video or make a video call if they have coverage.

O2 (77%), Vodafone (74%), Three (72%), EE (63%)

#### 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

DH9 8AF

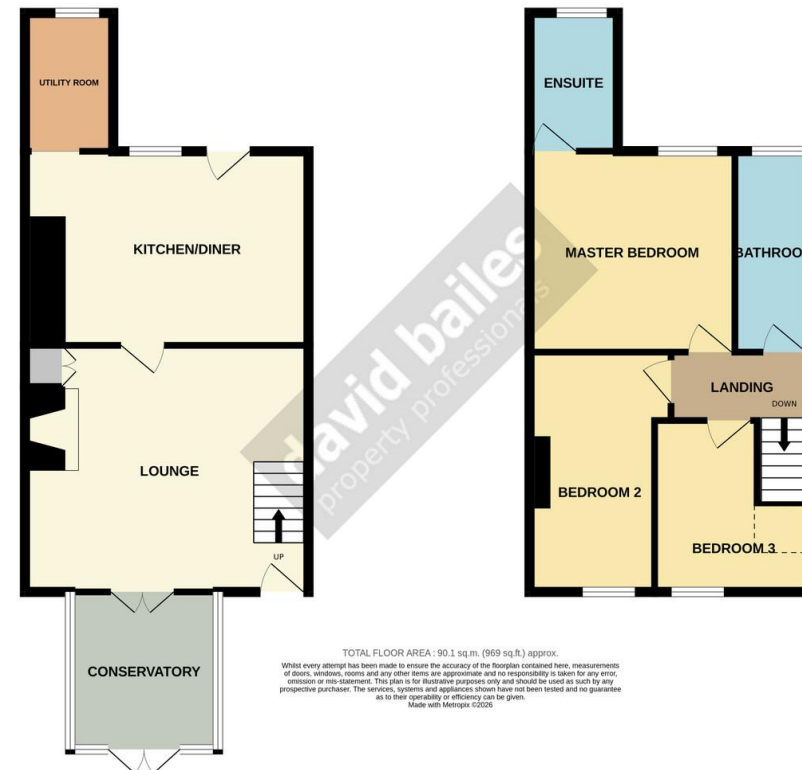
[www.davidbailes.co.uk](http://www.davidbailes.co.uk)

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

01207231111

GROUND FLOOR  
47.5 sq.m. (511 sq.ft.) approx.

1ST FLOOR  
42.6 sq.m. (458 sq.ft.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 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 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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