

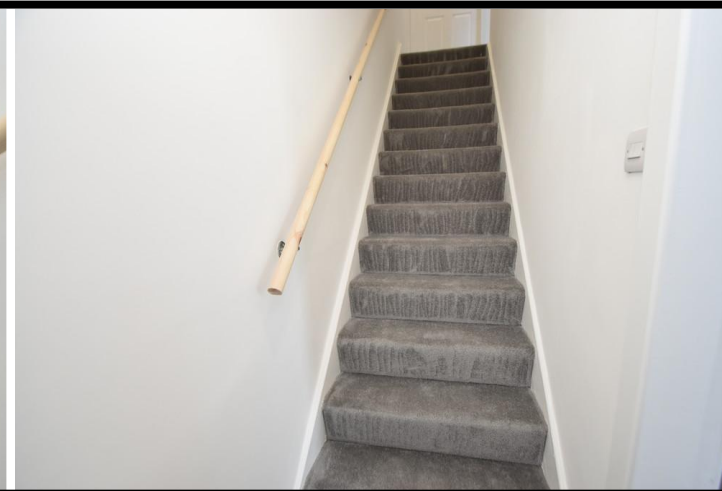
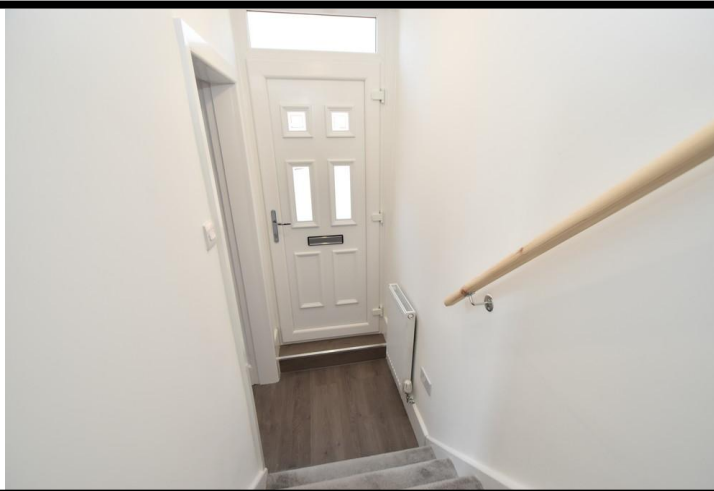


## Federation Terrace | Tantobie | Stanley | DH9 9TW

Refurbished to an exceptional standard, this stylish two-bedroom home offers modern, turn-key living ideal for first-time buyers or investors. The property has undergone a comprehensive upgrade including a new roof, full re-wire, gas combi central heating system, uPVC double glazing, contemporary kitchen and bathroom, plus full re-skim and redecoration throughout. The well-presented accommodation comprises an entrance hallway, comfortable lounge, modern kitchen/diner and ground floor WC. To the first floor are two double bedrooms and a sleek family bathroom. Externally, there is a rear yard. Further benefits include gas central heating, uPVC double glazing, EPC rating C (75), freehold tenure and Council Tax band A. Virtual and walk-through tours available.

£99,950

- Fully refurbished to a high contemporary standard
- Turn-key property – ready to move straight into
- New roof, full re-wire and new central heating system
- Stylish modern kitchen and bathroom
- Two spacious double bedrooms



## Property Description

### HALLWAY

uPVC double glazed entrance door with matching window over, stairs to the first floor, laminate flooring, single radiator, hard-wired smoke alarm and a doorway to the lounge.

### LOUNGE

15' 2" x 15' 1" (4.64m x 4.60m) Laminate flooring, uPVC double glazed window, under-stair storage cupboard, double radiator, TV cables and a doorway to the kitchen/diner.

### KITCHEN/DINER

7' 10" x 18' 5" (2.40m x 5.62m) A new kitchen fitted with a range of wall and base units with contrasting laminate worktops and upturns, integrated electric oven/grill, halogen hob with extractor canopy over, plumbed for a washing machine, space for additional appliances, stainless steel sink with mixer tap, laminae flooring, wall mounted extractor fan, laminate flooring, uPVC double glazed windows and matching rear exit door. Hard-wired heat and smoke alarm, door to WC.

### GROUND FLOOR WC

6' 0" x 3' 10" (1.84m x 1.17m) WC, wash basin with base storage and splash-back, laminate flooring, uPVC double glazed window,

### FIRST FLOOR

#### LANDING

Landing, hard-wired smoke alarm, loft access hatch and doors to the bedrooms and bathroom.

#### BEDROOM 1 (TO THE FRONT)

12' 6" x 14' 11" (3.82m x 4.56m) uPVC double glazed window, cupboard housing the new gas combi central heating boiler, single radiator.

#### BEDROOM 2 (TO THE REAR)

10' 9" x 11' 5" (3.28m x 3.48m) uPVC double glazed window and a single radiator.

### BATHROOM

7' 3" x 6' 6" (2.23m x 2.00m) A new suite featuring a panelled bath with thermostatic shower over, glazed screen and PVC splash-back, wash basin with base storage, WC, chrome towel radiator, laminate floor tiles and an extractor fan.

### EXTERNAL

A small forecourt garden to the front and yard to the rear.

### CENTRAL HEATING

Gas fired central heating via newly installed combination boiler and radiators.

### GLAZING

uPVC double glazing installed in 2025.

### ENERGY EFFICIENCY

EPC rating C (75). 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	6 mbps
Super-fast	76 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%), Vodaphone (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

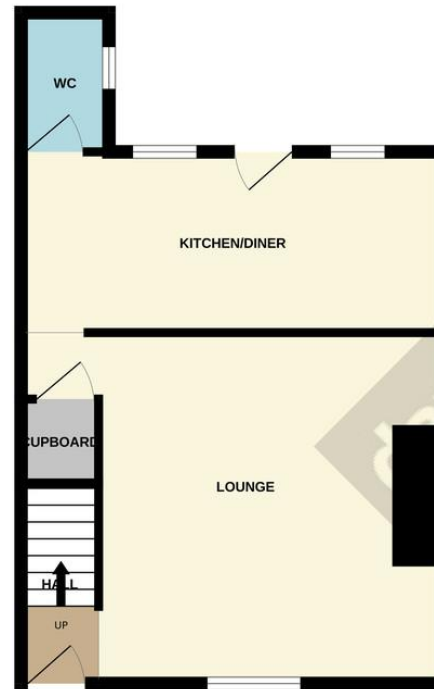
DH9 8AF

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

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

01207231111

GROUND FLOOR  
40.5 sq.m. (436 sq.ft.) approx.



1ST FLOOR  
38.2 sq.m. (411 sq.ft.) approx.



TOTAL FLOOR AREA: 78.7 sq.m. (847 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.  
Made with Metropix ©2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 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

