



Lambton Terrace | Craghead | Stanley | DH9 6EB

A lovely example of a three-bedroom family home, available with no upper chain. The property has been thoughtfully improved by the current owner and offers spacious accommodation comprising an entrance hallway, lounge, separate dining room with storage, kitchen, rear lobby, and a ground floor bathroom/WC. To the first floor is a landing leading to three well-proportioned bedrooms. Externally, there is a garden to the front and a yard to the rear with on-street parking nearby. Further benefits include gas combi central heating (boiler installed 2024, uPVC double glazing, freehold tenure, Council Tax band A, and EPC rating C (72). Virtual tours available on our website.

Offers Over £79,000

- Lovely example of a 3-bedroom family home
- Available with no upper chain — ideal for quick completion
- Thoughtfully improved by the current owner
- Two spacious reception rooms — lounge and separate dining room with storage
- Garden to the front and yard to the rear



Property Description

HALLWAY

uPVC double glazed entrance door with matching window over, stairs to the first floor and a door to the lounge.

LOUNGE

13' 0" x 13' 7" (3.97m x 4.15m) Electric fire, uPVC double glazed window, wall lights, double radiator, TV cables and twin doors to the dining room.

DINING ROOM

14' 2" x 13' 0" (4.34m x 3.98m) Three storage cupboards (one houses the gas combi central heating boiler and is vented for a tumble dryer), uPVC double glazed window, laminate flooring, telephone point, double radiator, hard-wired smoke alarm and a door leading to the kitchen.

KITCHEN

10' 10" x 6' 6" (3.32m x 2.00m) Fitted with a range of wall and base units with contrasting laminate worktops and tiled splash-

backs. Integrated fan assisted electric oven/grill, four ring gas hob with extractor unit over. Stainless steel sink with vegetable drainer and mixer tap, plumbed for a washing machine, integrated fridge and freezer, electric kickplate heater, uPVC double glazed window, laminate flooring and an opening to the rear lobby.

REAR LOBBY

Laminated floor tiles, door leads to the bathroom/WC and a uPVC double glazed rear exit door.

BATHROOM/WC

8' 2" x 6' 6" (2.50m x 2.00m) A white suite featuring a P-shaped panelled bath with thermostatic shower, wash basin with base storage, WC, PVC panelled walls and ceiling, uPVC double glazed window, extractor fan, two uPVC double glazed windows, electric heater, chrome towel radiator and tiled floor.

FIRST FLOOR

LANDING

Loft access hatch, hard-wired smoke alarm, doors to the bedrooms.

BEDROOM 1 (TO THE FRONT)

13' 1" x 13' 6" (4.01m x 4.14m) Storage cupboard, uPVC double glazed window and a single radiator.

BEDROOM 2 (TO THE REAR)

14' 1" x 8' 11" (4.31m x 2.74m) uPVC double glazed window and a single radiator.

BEDROOM 3 (TO THE REAR)

10' 4" x 7' 11" (3.16m x 2.42m) uPVC double glazed window and a single radiator.

EXTERNAL

TO THE FRONT

A South Westerly aspect with paved patio, lawn garden and is enclosed by brick wall and timer fencing.

TO THE REAR

Self-contained yard with cold water supply tap and light.

PARKING

On-street parking.

HEATING

Gas fired central heating via combination boiler (installed 2024) 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.

UTILITIES

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

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.

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	3 mbps
Superfast	69 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%), 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

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.

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

info@davidbailes.co.uk

01207231111



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 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

