



david bailes
property professionals

**Blanche Terrace,
Tantobie, Stanley, DH9 9TE**

- 2 Bedroom mid terrace with loft room
- Lounge with feature fireplace
- Kitchen/diner with integrated cooking appliance
- Main bedroom with fitted wardrobes

Offers In Region Of £69,950
EPC Rating D (57)





Property Description

Situated on a popular terrace in Tantobie with panoramic views over countryside. This well presented two bedroom mid terrace provides ideal accommodation for first time buyers or investors and is available with no chain. The property features a hallway, lounge, kitchen/diner, two double bedrooms, a first floor bathroom/shower plus a useful loft storage room accessed via the main bedroom. The property has a self-contained yard with timber shed and has recently installed a new gas combi central heating system. EPC rating D. Virtual tour available.

ENTRANCE HALL

UPVC double glazed entrance door, laminate flooring, stairs to first floor and a door leading to the lounge.

LOUNGE

4.34m (14'3") into alcoves x 3.76m (12'4") Wood fire surround with marble inlay and hearth inset flush fitting coal effect living flame gas fire, coving to ceiling, ceiling centre light rose, laminate flooring, central heating double radiator, UPVC double glazed





window, TV aerial point and satellite cables. Door leading to the kitchen/diner.

KITCHEN/DINER

5.33m (17'6") x 2.39m (7'10") Fitted with wall and base units with complimentary laminate worktops, integrated fan assisted oven/grill, inset gas cooking hob with illuminated extractor unit over. Inset stainless steel single drainer sink with vegetable drainer and mixer tap. Plumbed space for a washing machine and a dishwasher. Space for a tall fridge/freezer, laminate flooring, central heating double radiator, wall mounted modern gas combi central heating boiler, under-stair storage cupboard, uPVC double glazed window and a uPVC double glazed rear exit door to the yard.



FIRST FLOOR

Landing, loft hatch.

BEDROOM 1 (TO THE FRONT)

3.73m (12'3") x 3.68m (12'1") Fitted with an attractive range of wardrobes and matching drawers and dressing unit, central heating double radiator, laminate flooring, walk in cupboard with stairs to loft storage room and a UPVC double glazed window.

BEDROOM 2 (TO THE REAR)

2.69m (8'10") x 2.49m (8'2") UPVC double glazed window, central heating single radiator and laminate flooring.



BATHROOM

2.49m (8'2") x 1.47m (4'10") Panel bath, separate shower cubicle with electric shower, pedestal wash basin, WC, UPVC double glazed window, fully tiled walls and a central heating single radiator.

LOFT/STORAGE ROOM

4.67m (15'4") x 2.69m (8'10") Accessed via a space saver staircase from bedroom 1, fully boarded and skimmed with lighting.

EXTERNAL

To the front - a small forecourt garden enclosed by fencing with an access gate. To the rear - yard enclosed by brick wall and fencing with an access gate.

CENTRAL HEATING

Gas fired central heating via a combination boiler and radiators.

DOUBLE GLAZING

Full uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (57). Please speak to a member of staff





for a copy of the full Energy Performance Certificate.

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.

VIEWINGS

We have created a virtual tour which can be viewed on our YouTube channel, our website, property portals and our social media accounts such as Facebook, Twitter and Instagram. If you would like to view the property please ensure that you wear appropriate PPE and adhere to social distancing. We may need to restrict the number of people within the property at one time and limit time of the viewing to 15 minutes. Please do not attend if you have recently shown symptoms of the Covid-19 virus.

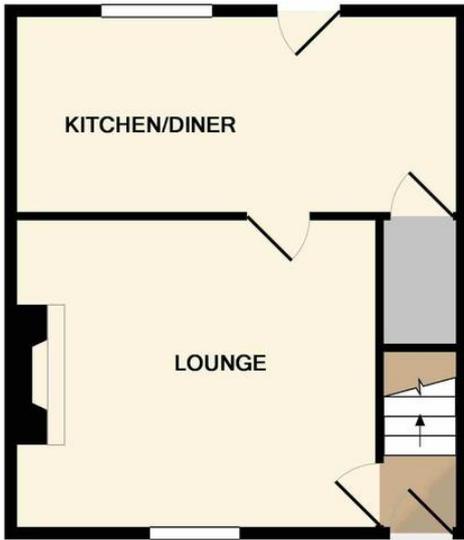
MAKING AN OFFER

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.

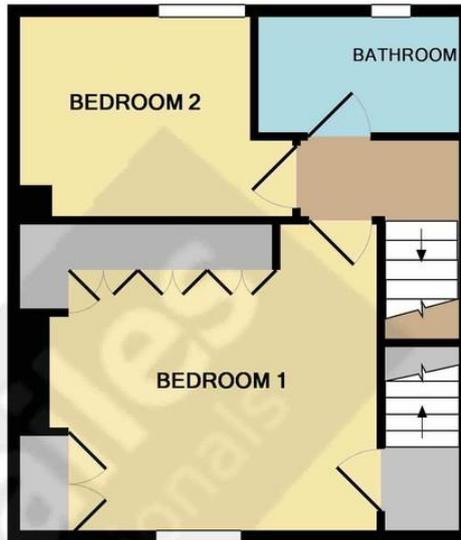
AGENTS NOTE

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.





GROUND FLOOR
APPROX. FLOOR
AREA 33.3 SQ.M.
(359 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 32.8 SQ.M.
(353 SQ.FT.)



LOFT STORAGE SPACE
APPROX. FLOOR
AREA 14.4 SQ.M.
(155 SQ.FT.)

TOTAL APPROX. FLOOR AREA 80.5 SQ.M. (867 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2017

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			74
(55-68) D	57		
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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

Anthony House
Anthony Street
Stanley
County Durham
DH9 8AF

www.davidbailes.co.uk
info@davidbailes.co.uk
01207231111

Mon – Fri 9am – 5.30pm
Sat – 9am – 3pm

