



### 3 bed end of terrace house to buy in DH9

Ash Terrace, Tantobie, Stanley, Durham, DH9 9PJ

**£135,000**

🏠 x3 🚗 x1 🚻 x1

Tenure  
**Freehold**

### Property features

- ✓ Three Good Sized Bedrooms
- ✓ Spacious Living Area
- ✓ Low maintenance rear garden
- ✓ UPVC double glazed
- ✓ EPC Rating D

On Street parking

Garden

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Pattinson Estate Agents Stanley are thrilled to present this charming two-bedroom end-terraced home, nestled in the peaceful village of Tantobie.

Offering a perfect blend of countryside tranquility and modern convenience, this property boasts stunning rural views while benefiting from excellent transport links to Newcastle and Durham city centres. Ideal for families, first-time buyers, or those seeking a quiet retreat, this delightful home is ready to welcome its new owners.

### Ground Floor:

This inviting home features a spacious lounge, perfect for relaxation and entertaining, complete with a stunning fireplace and breathtaking open countryside views. The bright and airy kitchen, also benefiting from picturesque views, offers ample storage space and a practical layout.

### First Floor:

Upstairs, the generously sized main bedroom boasts extensive built-in storage and a large front-facing window, filling the room with natural light. To the rear, two well-proportioned bedrooms provide a versatile layout, ideal for family members, guests, or a home office. A spacious family bathroom completes this floor.

### Exterior:

To the rear, the property benefits from an enclosed, low-maintenance garden, offering a private outdoor space with the added convenience of side-gate access. Benefits from a recent new roof.

Council Tax Band: A

Tenure: Freehold

Price: £135,000

Property Type: End of terrace house

USPs: Garden

Parking: On Street

Year built: 1900

Construction materials: Stone built

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No


Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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Contact your local branch today for more information on this property:

**79 Victoria Road East, Thornton-Cleveleys, Lancashire, FY5 5BU, [www.seea.co.uk/index.php](http://www.seea.co.uk/index.php)**

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