



## 2 bed semi-detached house to buy in DH9

Palm Terrace, Tantobie, Stanley, Durham, DH9 9PS

**£69,950**

🏠 x2 🚗 x1 🚲 x1

Tenure

**Freehold**

On Street parking

## Property features

- ✓ Two Bedrooms
- ✓ Large front and rear gardens
- ✓ Popular Location
- ✓ Potential Rental Value of £650
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ 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 delighted to welcome to the market this two-bedroom semi detached house located within the sought after Sleepy Valley area of Tantobie. The property offers well-proportioned accommodation suitable for a range of buyers, including first-time purchasers and investors.

The property features a lounge to the front and a kitchen/diner to the rear with access to the garden. To the first floor are two bedrooms and a family bathroom. Externally, there are lawned gardens to both the front and rear, with gated access to the rear garden.

Tantobie is situated approximately two miles from Stanley town centre, providing access to a range of amenities including shops, schools, and leisure facilities. The area is well served by local transport links to nearby towns and cities including Durham and Newcastle upon Tyne.

Council Tax Band: A

Tenure: Freehold

Price: £69,950

Property Type: Semi-detached house

Parking: On Street

Construction materials: Brick and block

Roofing type: Clay 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: Yes

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

## Entrance / Hallway

Part-glazed composite entrance door, gas central heating radiator, and staircase leading to the first floor.

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## Lounge

3.78m x 3.74m (12'4" x 12'3")

Front aspect with double glazed window, gas central heating radiator, and two built-in storage cupboards.



## Kitchen

4.91m x 1.96m (16'1" x 6'5")

Rear aspect with double glazed window and composite door providing access to the garden. Fitted with a range of wall and base units with roll-top work surfaces, stainless steel sink unit, and tiled splashbacks. Plumbing for washing machine, space for fridge/freezer, space for cooker and vinyl flooring.



## First Floor Landing

Carpeted landing area with loft access.

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## Bedroom 1

3.95m x 3.05m (12'11" x 10'0")

Front aspect with double glazed window, gas central heating radiator, and built-in storage housing the combi boiler. Carpeted flooring.



## Bedroom 2

2.72m x 2.62m (8'11" x 8'7")

Rear aspect with double glazed window, gas central heating radiator, and carpeted flooring.



## Family Bathroom

2.20m x 1.66m (7'2" x 5'5")

Rear aspect with double glazed window. Fitted with a white suite comprising pedestal wash hand basin, W/C, and bath with mains shower over. Part tiled walls, vinyl flooring, and gas central heating radiator.



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## Externally

Front

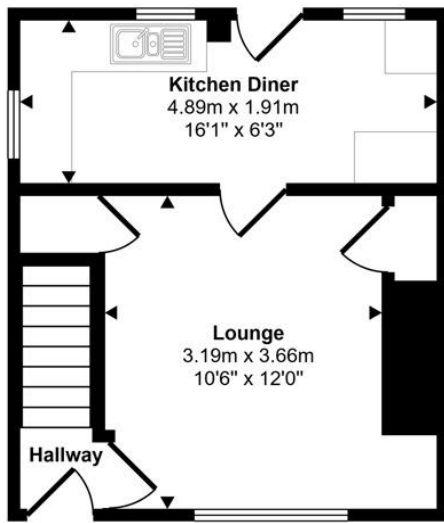
Lawned garden area with pathway leading to the entrance.

Rear

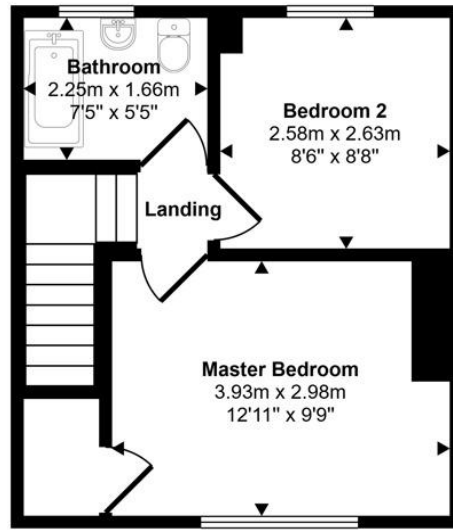
Large enclosed lawned garden with gated side access.



Approx Gross Internal Area  
57 sq m / 613 sq ft



Ground Floor  
Approx 28 sq m / 303 sq ft



First Floor  
Approx 29 sq m / 310 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(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.sea.co.uk/index.php](http://www.sea.co.uk/index.php)**

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