



## 2 bed terraced house to buy in

Oak Terrace, Tantobie, Stanley, Durham,  
DH9 9QY

# £120,000

🏠 x2 🚿 x1 🚿 x1

Tenure

**Freehold**

## Property features

- ✓ No Onward Chain!
- ✓ Brand New Kitchen
- ✓ New Flooring Throughout
- ✓ Stone Built Mid-Terrace
- ✓ EPC Rating C

On Street parking

Garden

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

Pattinson Estate Agents are delighted to offer for sale this well-presented two bedroom stone built mid-terraced property situated on Oak Terrace, Tantobie, Stanley. Offering comfortable accommodation throughout, the property benefits from gas central heating, double glazing, a spacious kitchen/diner and a low-maintenance rear garden with external storage. Ideally suited to first-time buyers, downsizers or investors, the property is conveniently located close to local amenities and transport links.

The accommodation briefly comprises an entrance hallway, lounge and kitchen/diner to the ground floor. To the first floor there are two bedrooms and a family bathroom. Externally, the property benefits from a low-maintenance rear garden with gated access to the rear lane and external storage. The rear garden also provides foundations for the creation of a driveway, offering potential for off-street parking.

Oak Terrace is situated within the village of Tantobie, County Durham. The area offers a range of local amenities including shops, schools and leisure facilities, while nearby Stanley provides a wider selection of retail and recreational services. The property benefits from good transport links to Durham, Newcastle upon Tyne and surrounding areas via the A693 and A1(M), making it suitable for commuters.

Council Tax Band: A

Tenure: Freehold

Price: £120,000

Property Type: Terraced House

USPs: Garden

Parking: On Street

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: 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

Mobile signal coverage: Good

## Entrance Hallway

Composite entrance door, stairs leading to the first floor and laminate flooring.

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## Lounge

5.09m x 4.81m (16'8" x 15'9")

Double glazed front aspect window, gas central heating radiator, feature fireplace surround, laminate flooring and under stairs storage. Electrics fitted for an electric fire.



## Kitchen / Diner

5.13m x 2.89m (16'9" x 9'5")

Double glazed rear aspect window and UPVC door providing access to the rear garden. Fitted with a range of wall and base units with roll top work surfaces incorporating a 1.5 bowl stainless steel inset sink with mixer tap. Integrated electric oven, four ring electric hob and extractor hood. Plumbing for a washing machine, space for a fridge freezer, combi boiler, gas central heating radiator and laminate flooring.



## First Floor Landing

3.64m x 0.95m (11'11" x 3'1")

Loft access and carpet flooring.

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## Bedroom One

5.08m x 4.81m (16'8" x 15'9")

Double glazed front aspect window, gas central heating radiator, built-in storage cupboard and carpet flooring.



## Bedroom Two

2.49m x 2.70m (8'2" x 8'10")

Double glazed rear aspect window, gas central heating radiator and carpet flooring.



## Family Bathroom

2.66m x 2.51m (8'8" x 8'2")

Double glazed rear aspect window. White suite comprising WC, pedestal wash hand basin, panelled bath and separate shower cubicle with mains-fed shower. Part tiled walls, gas central heating radiator and tiled flooring.



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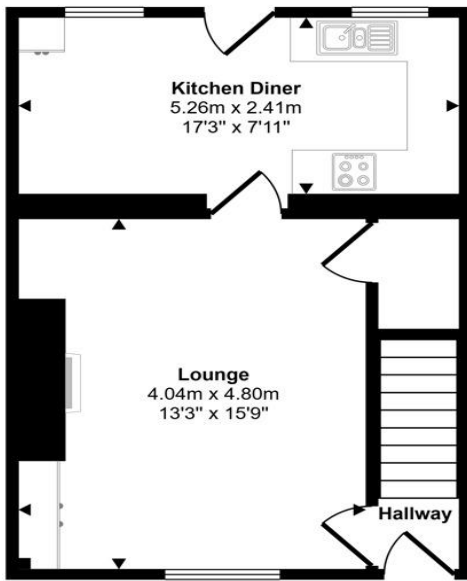
## Externally

To the front: Entrance from public pathway and on-street parking

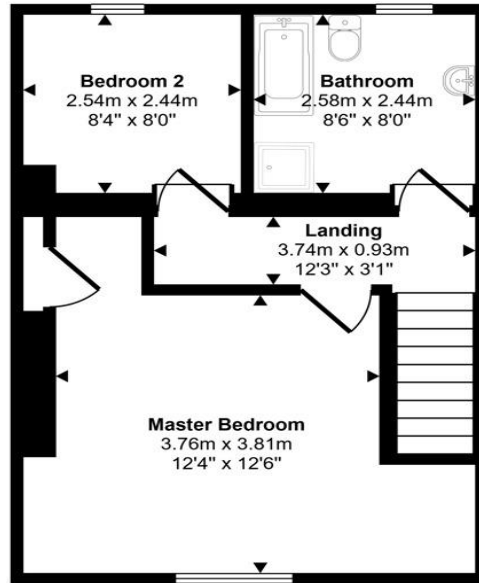
To the rear: Low-maintenance rear garden with pathway leading to the entrance, gated access to the rear lane and useful external storage. The garden also benefits from foundations suitable for the installation of a driveway, providing potential for off-street parking.



Approx Gross Internal Area  
79 sq m / 855 sq ft



Ground Floor  
Approx 39 sq m / 423 sq ft



First Floor  
Approx 40 sq m / 433 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>		81
(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	

Oak Terrace, Tantobie, Stanley, Durham, DH9 9QY

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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