



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

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

**£135,000**

🛏 x3 🚿 x1 🚻 x1

Tenure  
**Freehold**

On Street parking

Garden

### Property features

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

## 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	

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

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

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**  
<https://www.simply-residential.co.uk/>

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

