



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

Federation Terrace, Tantobie, Stanley, Durham, DH9 9TW

# £85,000

🏠 x2 🪑 x1 🚿 x1

Tenure

**Freehold**

On Street parking

## Property features

- ✓ Two Bedroom End Terrace With
- ✓ Sold With Tenant
- ✓ Ground Floor Bathroom
- ✓ Popular residential location
- ✓ Enclosed low-maintenance rear

## Key Information

- ✓ Council Tax: Band A
- ✓ Heating supply: Gas

## Description

A spacious two-bedroom end-terrace property situated within the popular village of Tantobie, Stanley. The property provides well-proportioned accommodation across two floors and is being sold with a sitting tenant in place, making it an attractive opportunity for buy-to-let investors.

The ground floor briefly comprises an entrance hallway leading into a generous front-facing living room, alongside a fitted kitchen with access to the rear porch and enclosed yard. A modern ground floor bathroom is located to the rear of the property and features a contemporary suite with shower over bath.

To the first floor are two bedrooms, including two spacious double rooms and a further box room/ study which could also be utilised as a home office or dressing room. The main bedroom is positioned to the front elevation, while the remaining rooms overlook the rear of the property.

Externally, the property benefits from an enclosed low-maintenance rear yard with paved seating area, useful storage shed and secure gated rear access.

The property is currently tenanted and achieving a rental income below current market value, offering scope for future rental uplift and improved yield potential for investors.

Federation Terrace is conveniently located within easy reach of Stanley town centre, local amenities, schools and transport links, making it popular with both tenants and owner occupiers alike.

Council Tax Band: A

Tenure: Freehold

Price: £85,000

Property Type: End of terrace house

Parking: On Street

Heating: Gas

## External

A well-presented end-terrace property offering excellent kerb appeal with attractive red brick frontage and a low-maintenance forecourt garden. Situated on a pleasant residential street, the property benefits from uPVC double glazing, side access and a bright open outlook.

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## Living Room

A spacious and well-proportioned living room offering an abundance of natural light from the large front-facing window. Featuring wood-effect flooring, a striking feature fireplace wall and ample space for both lounge seating and additional furnishings, creating a comfortable and versatile reception space ideal for everyday living and entertaining.

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## Kitchen

A bright and modern fitted kitchen featuring a range of contemporary white wall and base units complemented by contrasting work surfaces and stainless steel extractor hood. Benefiting from excellent natural light via the large window, the kitchen offers space for appliances, ample storage and a practical layout ideal for everyday use.

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## Bathroom

A contemporary family bathroom fitted with a modern white suite comprising bath with shower over, wash hand basin and WC. Finished with stylish wall panelling and bright décor, the room benefits from natural light and provides a practical yet modern space.



## Master Bedroom

*4.70m x 3.68m (15'5" x 12'0")*

Spacious front-facing double bedroom with neutral décor and a large window allowing plenty of natural light. The room offers generous floor space with carpet flooring, fitted curtains, and a useful storage cupboard, creating a bright and comfortable atmosphere.



## Bedroom 2

*4.44m x 3.09m (14'6" x 10'1")*

A spacious rear-facing double bedroom with a large window allowing for plenty of natural light and views over the rear of the property. The room features neutral décor, carpet flooring, and ample floor space, making it ideal for a range of bedroom layouts or additional workspace/storage options.



## Study

1.88m x 2.10m (6'2" x 6'10")

A versatile rear-facing room currently used for storage and workspace purposes, benefiting from a window providing natural light and neutral décor throughout. The room offers flexibility for use as a , home office, dressing room, nursery, or additional storage space depending on requirements.

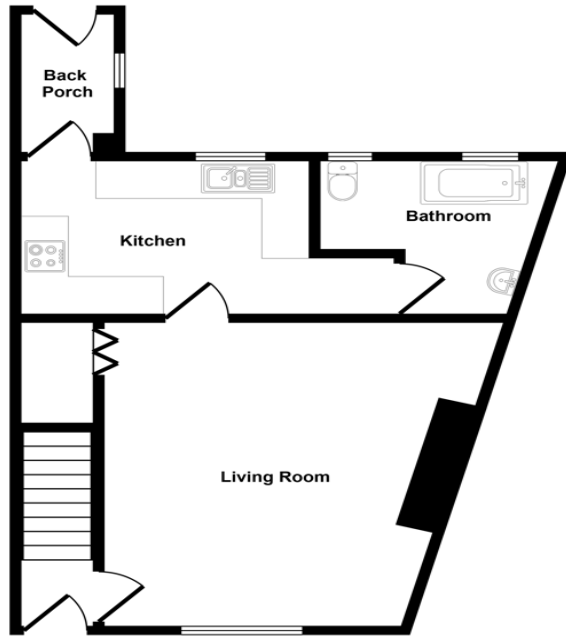


## Garden

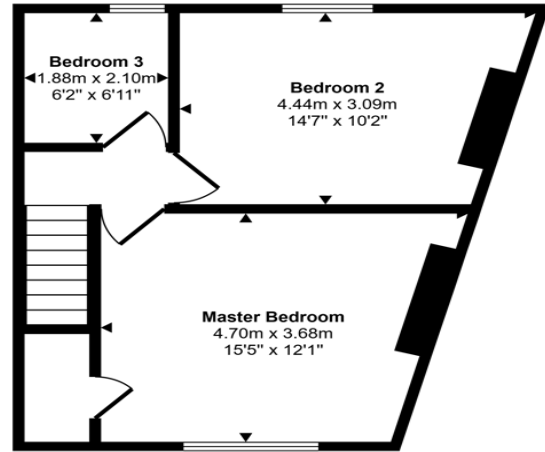
Low-maintenance enclosed rear yard with a paved patio area, ideal for outdoor seating and entertaining. The space also benefits from a secure gated rear access, all enclosed by brick boundary walls for added privacy.



Approx Gross Internal Area  
85 sq m / 916 sq ft



Ground Floor  
Approx 46 sq m / 500 sq ft



First Floor  
Approx 39 sq m / 416 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.

Federation Terrace, Tantobie, Stanley, Durham, DH9 9TW

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