



### 3 bed terraced house to buy in

Ousterley Terrace, Craghead, Stanley,  
Durham, DH9 6EU

# £89,995

🏠 x3 🚿 x1 🚿 x1

Tenure

**Freehold**

On Street parking

### Property features

- ✓ Three bedroom terraced property
- ✓ Kitchen with integrated dishwasher and fridge freezer
- ✓ Ground floor bathroom with mains fed shower
- ✓ Lawned front garden with paved patio area
- ✓ EPC Rating G

## Key Information

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

## Description

Pattinson Estate Agents are pleased to welcome to the market this three bedroom terraced property situated on Ousterley Terrace, Craghead, Stanley. The property offers accommodation across two floors and is suited to a range of buyers including first time purchasers, families and investors.

The accommodation briefly comprises an entrance hallway, lounge/diner, kitchen and a family bathroom to the ground floor. To the first floor there are three bedrooms. Externally, the property benefits from a lawned garden to the front and an enclosed rear courtyard with gated access.

Craghead is located within access of Stanley town centre where a range of local shops, schools and transport links are available. The property also provides road links to surrounding areas including Chester-le-Street, Consett and Durham.

Council Tax Band: A

Tenure: Freehold

Price: £89,995

Property Type: Terraced House

Parking: On Street

Construction materials: Brick and block

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

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet)

Mobile signal coverage: Good

## Entrance Hallway

Composite part glazed entrance door, stairs leading to the first floor, central heating radiator and laminate flooring.

---

## Lounge / Diner

5.48m x 4.88m (17'11" x 16'0")

Double glazed window to the front aspect, central heating radiator and laminate flooring.



## Kitchen

3.77m x 2.38m (12'4" x 7'9")

Double glazed window to the rear aspect, fitted wall and base units with roll top work surfaces, composite one and a half bowl sink unit and tiled splashbacks. Integrated dishwasher and integrated fridge freezer. Electric oven and four ring electric hob. Plumbing for dishwasher, recessed lighting, tiled flooring and central heating radiator. Combination boiler housed within the kitchen.



## Family Shower room

2.11m x 1.28m (6'11" x 4'2")

Ground floor showeroom comprising a white suite including low level WC, vanity wash hand basin and mains fed shower cubicle. Double glazed window to the rear aspect, tiled walls, tiled flooring and heated towel radiator.



## First Floor Landing

Loft access and carpet flooring.

---

## Bedroom One

Double glazed window to the front aspect looking out into open countryside, central heating radiator and carpet flooring.



## Bedroom Two

3.72m x 2.72m (12'2" x 8'11")

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



## Bedroom Three

4.14m x 2.39m (13'6" x 7'10")

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



## Externally

To the front:

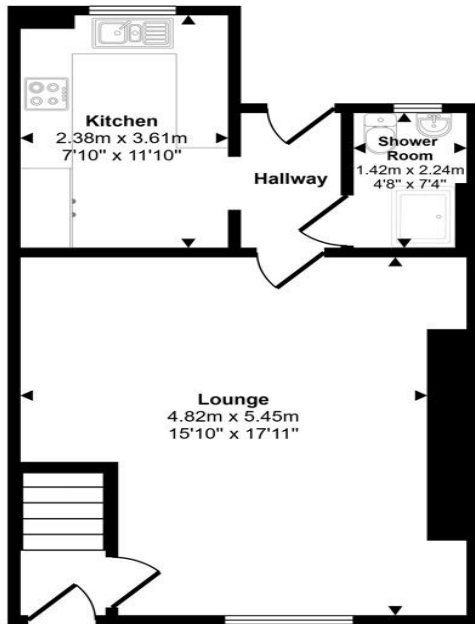
Lawned garden with paved pathway and paved patio area.

To the rear:

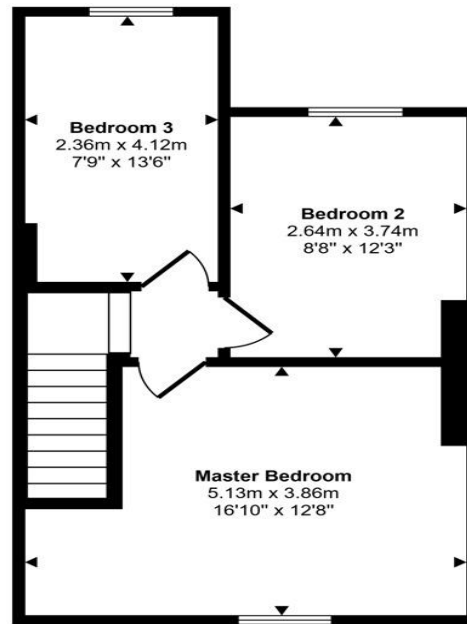
Enclosed low maintenance courtyard with gated access to the rear lane and external water supply.



Approx Gross Internal Area  
88 sq m / 944 sq ft



Ground Floor  
Approx 45 sq m / 479 sq ft



First Floor  
Approx 43 sq m / 465 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>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>11</b>	<b>11</b>
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Ousterley Terrace, Craghead, Stanley, Durham, DH9 6EU

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

**White Rose House, Thurston Road, Northallerton, North Yorkshire, DL6 2NA,**

<https://www.alignsurveyors.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.

