22 Tyne Road

Stanley

Spacious extended 3-bed terrace with no upper chain, car port, new roof (2025), ground floor shower room, gas heating, freehold, Council Tax Band A, EPC D. Ideal for families or investors.
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C

- Spacious three-bedroom terraced house
- Available with no upper chain
- Extended to both the front and rear
- Generous lounge
- Spacious kitchen/diner
- Ground floor shower room/WC
- First floor bathroom
- Car port providing sheltered off-street parking
- New roof installed in 2025









LOBBY
2' 4" x 4' 8" (0.70m x 1.41m)
uPVC double glazed entrance door, shelving and a door to the lounge.

LOUNGE
15' 9" x 17' 6" (4.80m x 5.33m)
Feature marble fire surround, inlay, hearth and inset electric fire. Bay with uPVC double glazed window, dado rail, double radiator, coving and a door to the kitchen/diner.

KITCHEN/DINER
13' 1" x 17' 6" (4.00m x 5.33m)
Fitted with a range of wall and base units with contrasting laminate worktops and PVC splash-backs. Slot-in gas cooker with extractor canopy over, spaces for additional appliances including plumbing for a dishwasher and mashing machine, stainless steel sink with mixer tap, double radiator, uPVC double glazed window, stairs to the first floor and a door to the rear lobby.

REAR LOBBY
5' 11" x 6' 11" (1.81m x 2.10m)
Wall mounted Baxi gas combi central heating boiler, tiled floor, coving, door to the shower room and a uPVC double glazed rear exit door.

SHOWER ROOM/WC
4' 10" x 6' 11" (1.47m x 2.10m)
Thermostatic mains-fed shower in a glazed cubicle, tiled walls and floor, wash basin with base storage, WC, chrome towel radiator, uPVC double glazed frosted window, PVC ceiling panels with inset LED lighting and a wall extractor fan.

FIRST FLOOR

LANDING
uPVC double glazed window, loft access hatch, double radiator and door to the bedrooms.

BEDROOM 1 (TO THE FRONT)
13' 0" x 10' 0" (3.95m x 3.05m)
Fitted wardrobes, uPVC double glazed window, single







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FRONT GARDEN

A paved forecourt patio enclosed by brick wall and gate.

YARD

A self-contained yard with paved patio, aluminium shed, external light, car port and twin gates.

CAR PORT

1 Parking Space

Sheltered off-street parking to the rear.

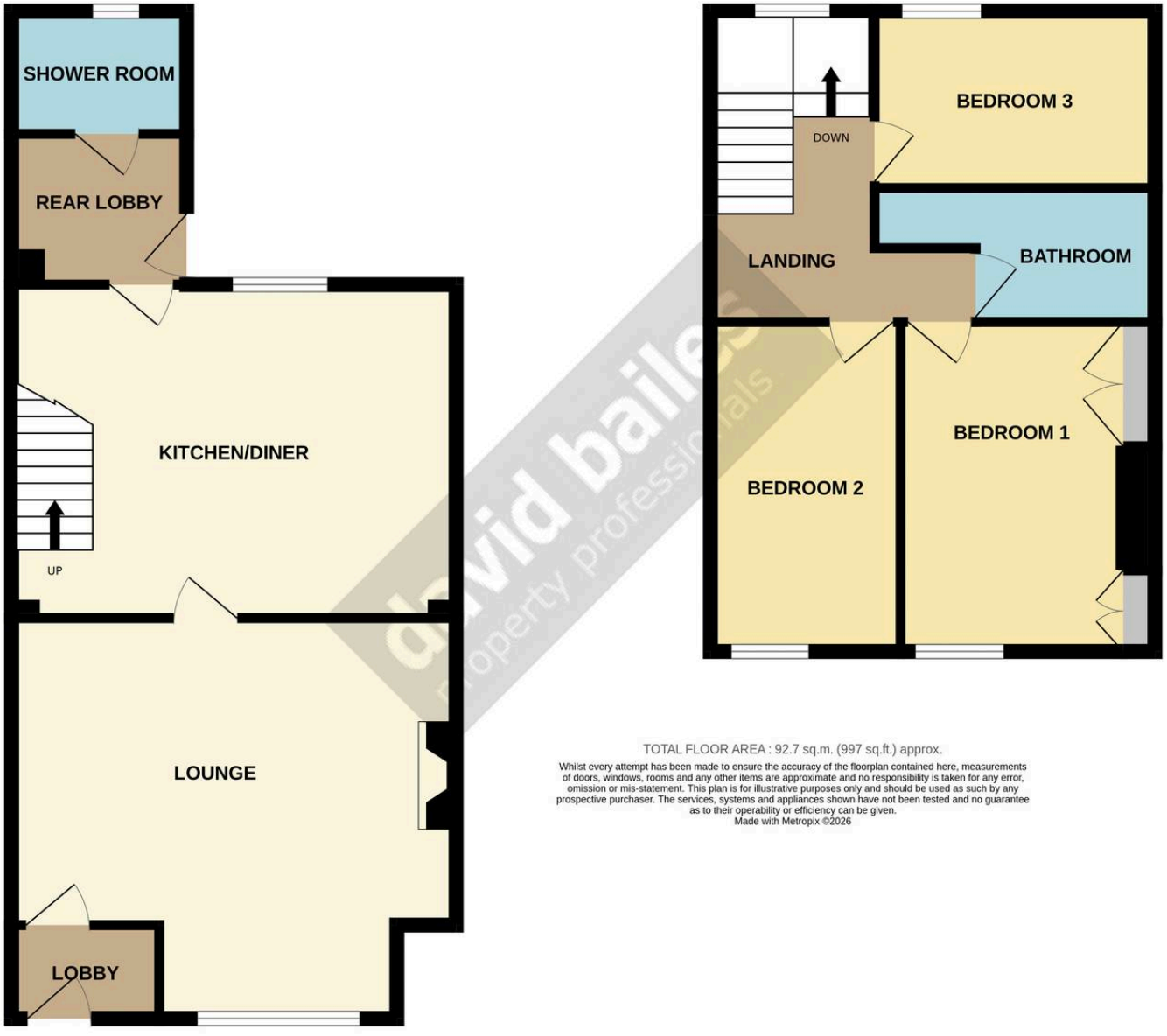






GROUND FLOOR
52.3 sq.m. (563 sq.ft.) approx.

1ST FLOOR
40.3 sq.m. (434 sq.ft.) approx.



TOTAL FLOOR AREA : 92.7 sq.m. (997 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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david bailes
property professionals