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1 Stanley Way, Billy Row, Crook, DL15 9TF

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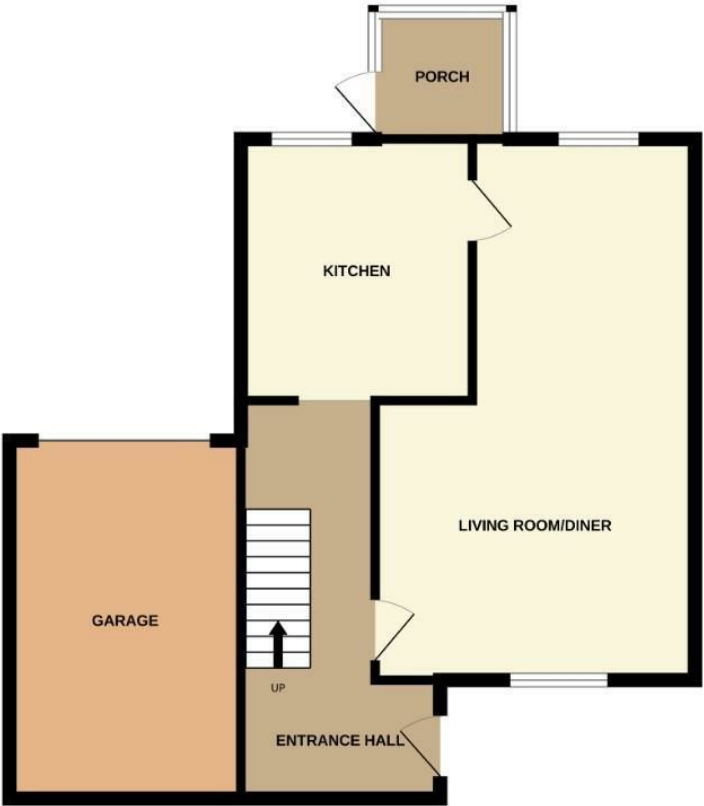
Offers Over £110,000

Three bedroomed semi-detached property offered to the market for sale with no onward chain. Pleasantly situated in Stanley Way, Billy Row, the property has access to a range of nearby amenities including a primary school, local convenience stores and pubs. Located just a short distance from Crook town centre, allowing for access to supermarkets, retail stores, cafes, schools and healthcare services. Within the village, there is a regular bus service connecting it to locations such as Stanley Crook, Darlington, Wolsingham, and Durham which offer more extensive public transport services to places further afield. The A68 is nearby, ideal for commuters.

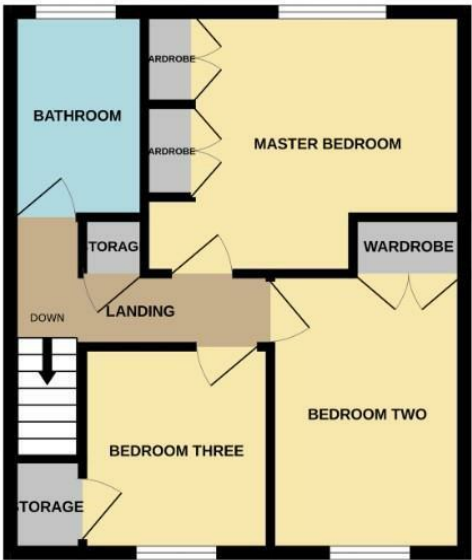
In brief, the property comprises; an entrance hall leading into the living room/dining room, kitchen and rear porch to the ground floor. The first floor consists of the master bedroom, two further bedrooms and family bathroom. Externally, the property benefits from a gravelled yard to the front elevation, along with a single driveway leading to the garage with up and over door. To the rear, the property has a generously sized enclosed low maintenance garden, mainly gravelled with hedged borders.

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GROUND FLOOR
628 sq.ft. (58.4 sq.m.) approx.

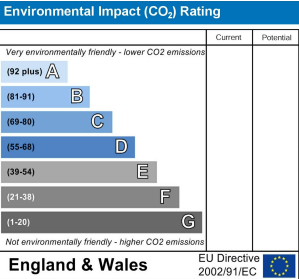
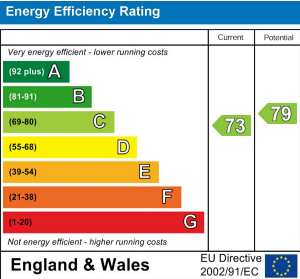


1ST FLOOR
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 1047 sq.ft. (97.2 sq.m.) 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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Living Room/Diner

22'3" x 13'1"
Generously sized living/dining room spanning the length of the property providing plenty of space for furniture, benefiting from neutral decor, laminate flooring and large dual aspect windows allowing for ample natural light.

Kitchen

10'5" x 9'6"
Modern kitchen fitted with a range of wall, base and drawer units, complementing work surfaces, sink/drainer with Quooker tap, integrated electric oven, induction hob, overhead extractor hood and dishwasher. Space is available for free standing appliances and breakfast bar provides additional seating area.

Master Bedroom

13'1" x 8'6"
The master bedroom is a great size with room for a king-sized bed and further furniture, benefiting from neutral decor, fitted storage cupboards and window to the front elevation.

Bedroom Two

11'5" x 7'10"
The second bedroom is another well-sized double room with neutral decor, fitted storage cupboard and window to the rear.

Bedroom Three

8'6" x 7'8"
Bedroom three is a large single room with storage cupboard and window to the front elevation.

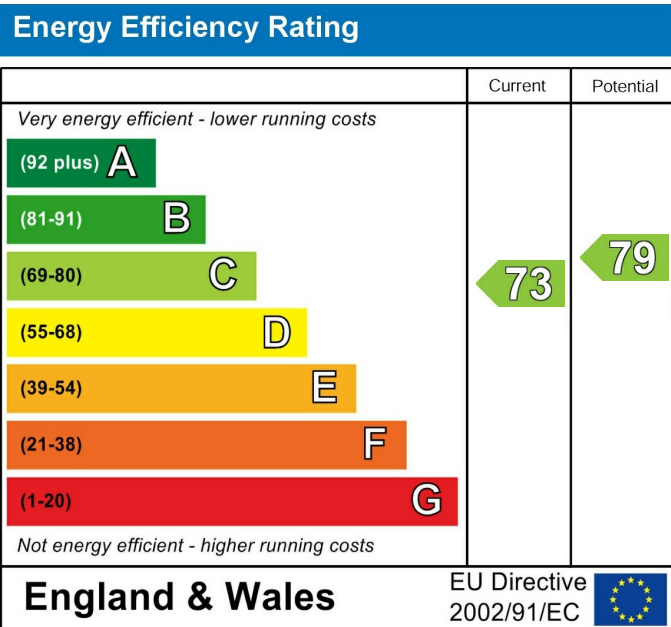
Bathroom

8'4" x 5'2"
Tiled, family bathroom fitted with a panelled bath with overhead electric shower, heated towel rail, wash hand basin and WC. Frosted window to the rear elevation.

External

Externally, the property benefits from a gravelled yard to

the front elevation, along with a single driveway leading to the garage with up and over door. To the rear, the property has a generously sized enclosed low maintenance garden, mainly gravelled with hedged borders.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





