



2-3 Hardy Terrace

Oxhill, Stanley



SANDERSON
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In this house we dance in the kitchen

In this house we dance in the kitchen



2-3 Hardy Terrace Oxhill, Stanley, DH9 7DP

Excellent new build, three bedroom townhouse with great elevated views, driveway parking and integral single garage - located in the small hamlet of Oxhill approx 0.6 miles from Stanley.

A well finished, three bedroom modern townhouse, with accommodation set over three floors - a small development of only four terraced houses in Oxhill, Stanley.

The property offers versatile accommodation with a ground floor bedroom/home office and two good sized double bedrooms to the second floor - the main open plan living room and kitchen is positioned to the first floor, with French doors opening to a Juliet balcony with fabulous elevated views.

Price Guide:
Guide Price £149,950

 3  1  1  B







Ground floor - Vestibule | Entrance hallway | Cloakroom/wc | Bedroom three/home office or snug.

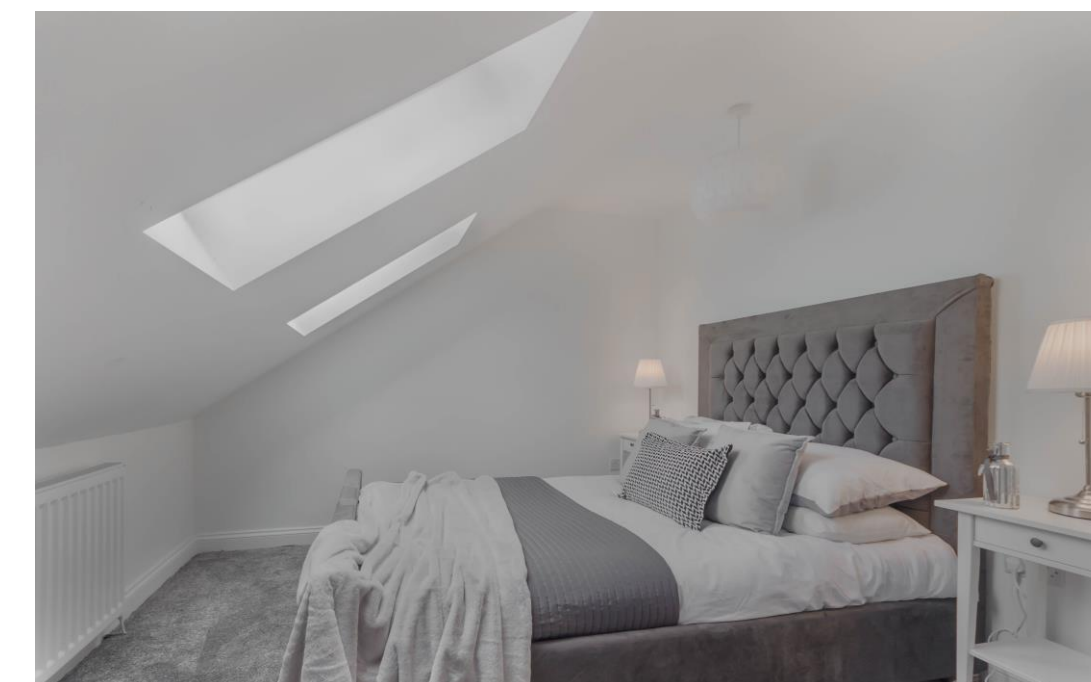
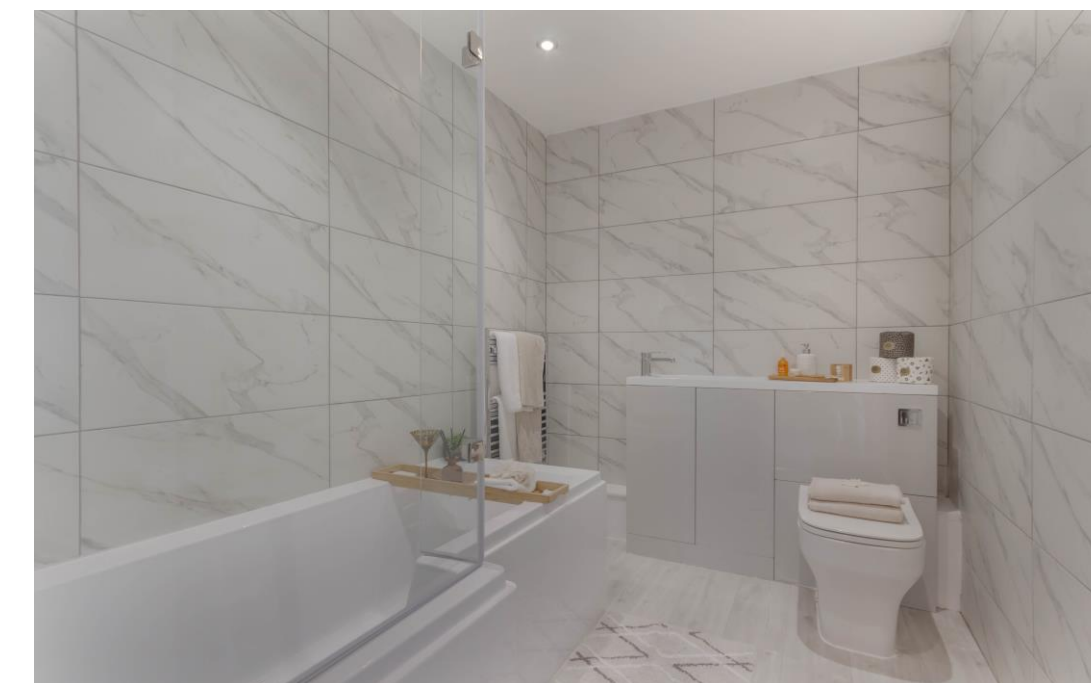
First floor - First floor landing with a staircase to the second floor | Superb open plan living/dining room opening to a well appointed contemporary kitchen | French door open to a Juliet Balcony | Kitchen fitted with an extensive range of cabinets with integrated oven, hob, washing machine and fridge/freezer.

Second floor - Impressive master bedroom with dormer window to the front giving elevated views and space for free standing bedroom furniture | Second double bedroom with Velux windows with space for bedroom furniture | Bathroom/wc with shower over the bath.

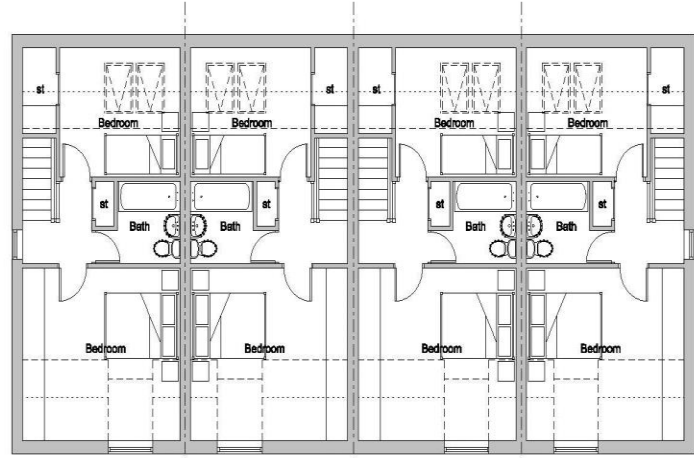
Externally - the house benefits from a block paved driveway, leading to a single integral garage with an electric roller door. To the front of the house is a lawned garden with a pathway to the front door.



Beth Scott
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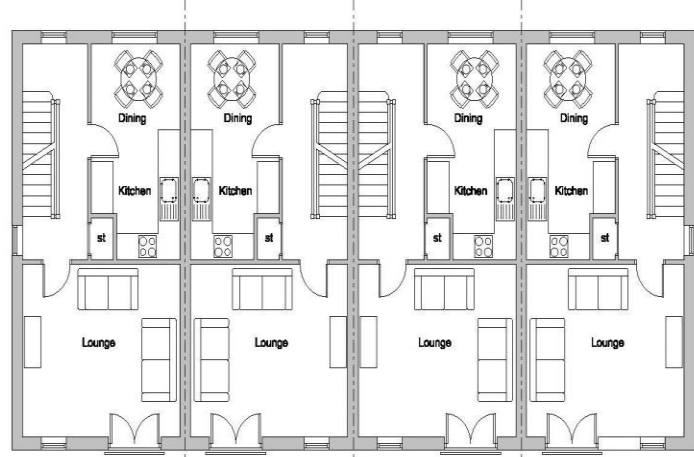




Second Floor Plan



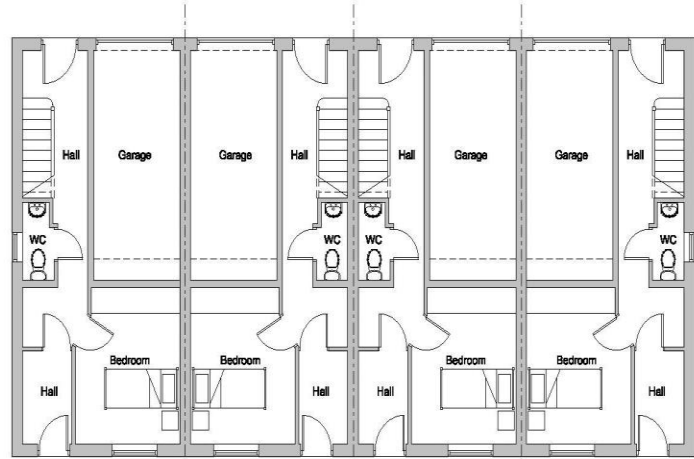
Front (East) Elevation



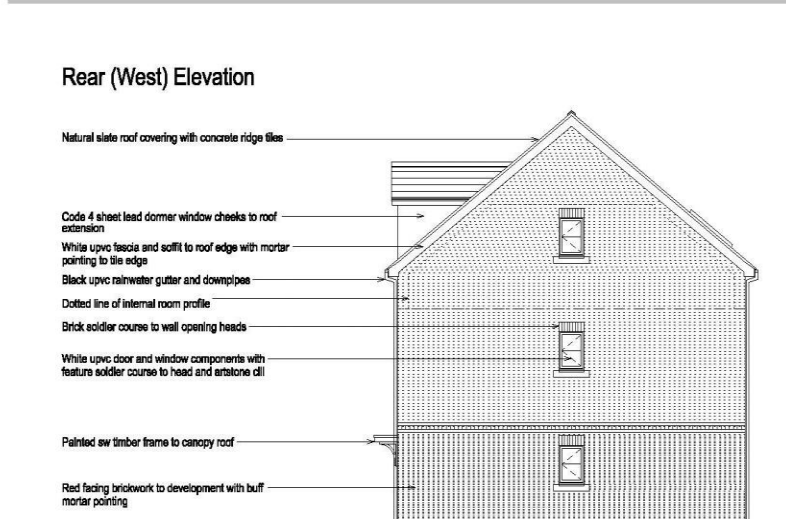
First Floor Plan



Rear (West) Elevation

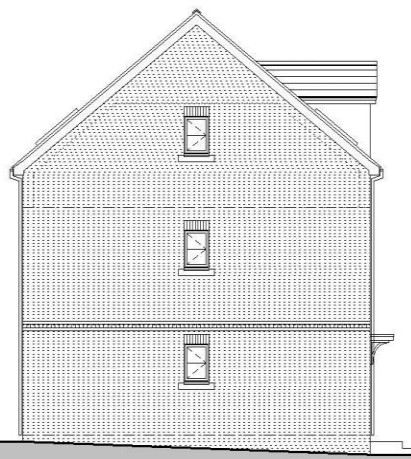


Ground Floor Plan



Gable (North) Elevations

- Natural slate roof covering with concrete ridge tiles
- Code 4 sheet lead dormer window cheeks to roof extension
- White upvc fascia and soffit to roof edge with mortar pointing to tile edge
- Black cove rainwater gutter and downpipe
- Dotted line of internal room profile
- Brick soldier course to wall opening heads
- White upvc door and window components with feature soldier course to head and sashline all
- Painted aw timber frame to canopy roof
- Red facing brickwork to development with buff mortar pointing



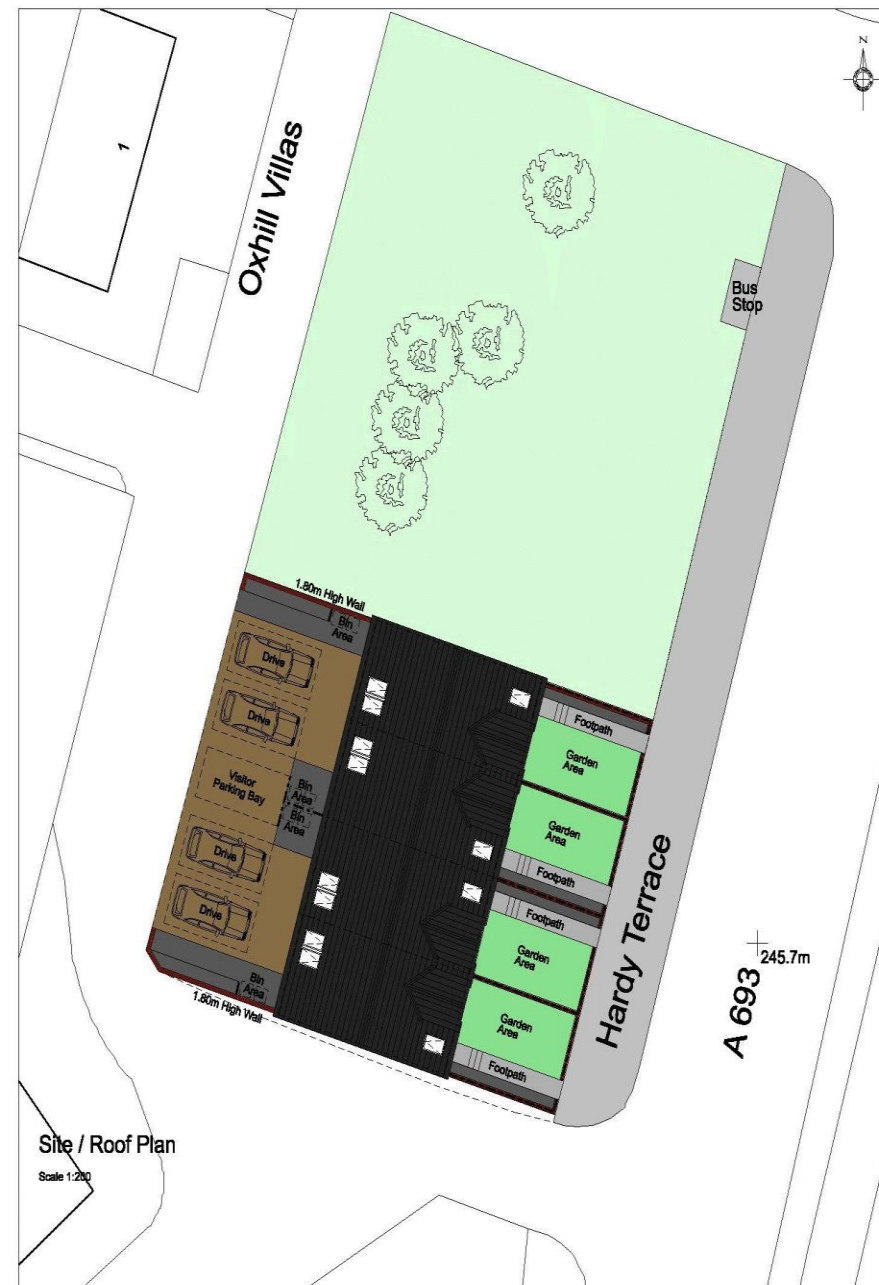
Gable (South) Elevations



Proposed Building Image (Looking North)



Proposed Building Image (Looking South)

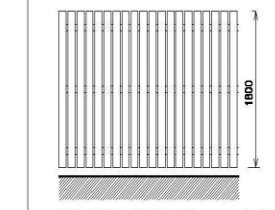


Site / Roof Plan
Scale 1:200

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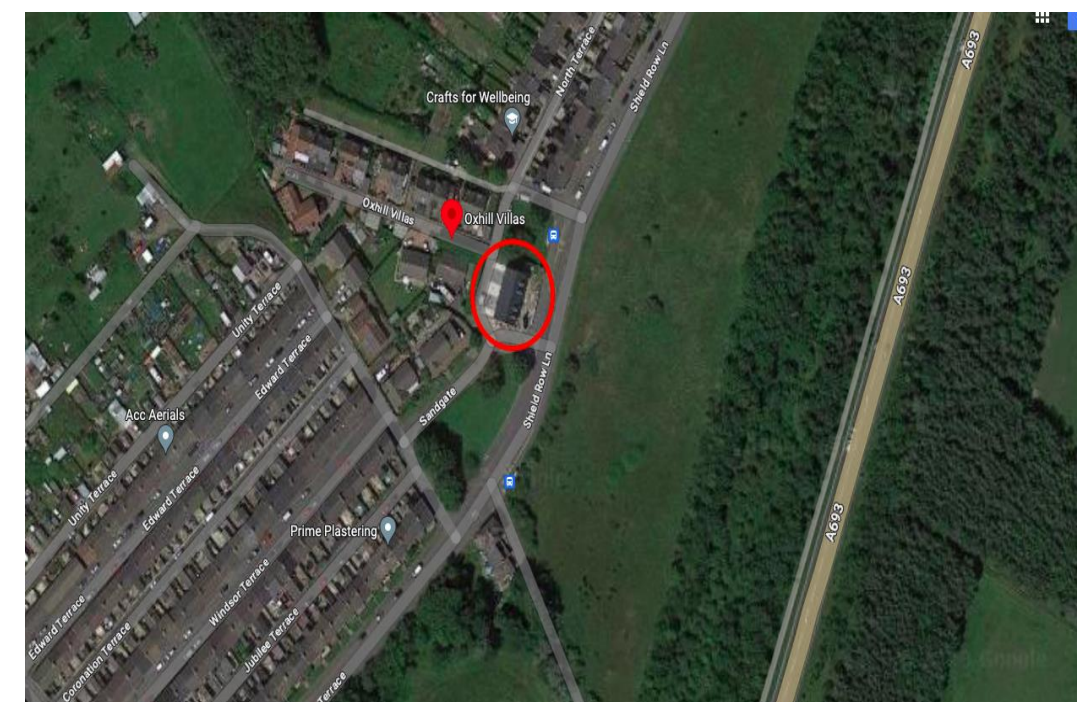


Environmental Health Requirements:
No external demolition, deliveries, external running of plant and equipment shall take place other than between the hours of 0800 to 1800 on Monday to Friday and 0800 to 1400 Saturday.
All deliveries / removals of loose materials and / or waste shall be sheeted to its reduce dust.
Water suppression will be available when needed throughout the demolition to prevent dust leaving the site.



1.85m High boundary fence between new dwelling in close boarded timber with post & rail to a height and style as shown

Fence Elevation
Scale 1:50



Stanley offers a range of local amenities including local shops and cafes, as well as a swimming pool and Leisure centre and schooling for all ages - Beamish Museum is located close by, attracting thousands of visitors each year, and three Golf Courses within a five minute drive. Durham is approx 10 miles away and Newcastle upon Tyne approx. 16 miles via the A1.

Services: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band N/A | Energy Performance Certificate: Rating B

Please note: Internal images in the brochure are of Plot 1 and are for indicative purposes only.

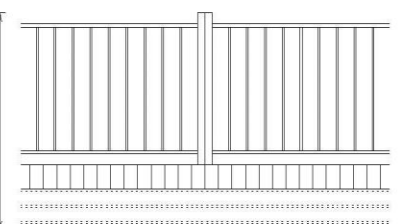
- Rev H Site plan revised to accommodate on-site visitor space. Plot, elevation & roof plans revised to suit. Photomontage images updated to suit. Sep17
- Rev G Plan and elevations redrawn with dormer roof components to replace existing roof elements. Site / Roof Plan revised to suit. Photomontage images updated to suit. Aug17
- Rev F Plan and elevations redrawn to form four dwellings. Site / Roof Plan revised to suit. Photomontage images updated to suit. Proposed materials added. Landscaping information added. Aug17
- Rev E Environmental Health notes added following April 17 receipt of comments from LPA. Sep17
- Rev D GF plan revised to include residents Lounge, Oct16 kitchen & office area
- Rev C GF plan revised to include residents Lounge, Oct16 kitchen & office area
- Rev B Full updated following receipt of comments from Planning. Unit numbers reduced, car parking spaces added. Sep16
- Rev A Site & Roof Plan added. Elevations updated. Jun16

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HODGSON ARCHITECTURAL SERVICES
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Email: info@hodgsonarchitectural.co.uk
Chartered Institute of Architectural Technicians

Job: Redevelopment of Sandhole WMC
1 Hardy Terrace, Stanley, DH9 7JU

Drawing: Proposed Plans & Elevations
Proposed Site & Roof Plan

Date	Scale	
Jun16	1:100 & 1:200 @ A1	
Job No	Drawing No	Revision
1837	201	H



Garden Enclosure (Front Garden)
Scale 1:25



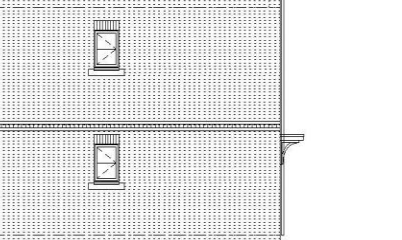
Red facing brickwork to new dwellings.
Brick: Northcote Charwell Red Facing Brick



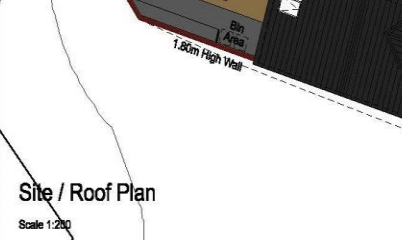
Natural slate roof covering



White upvc double glazed door & window components



Black plastic rainwater goods: Brel Martin



Black paved drive: Marshall's Driveway Pavers
Permeable Block Paving. Colour: Brindle

Building Materials

1-3 Hardy Terrace

Oxhill, Stanley



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