



2-3 Hardy Terrace

Oxhill, Stanley



SANDERSON
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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.

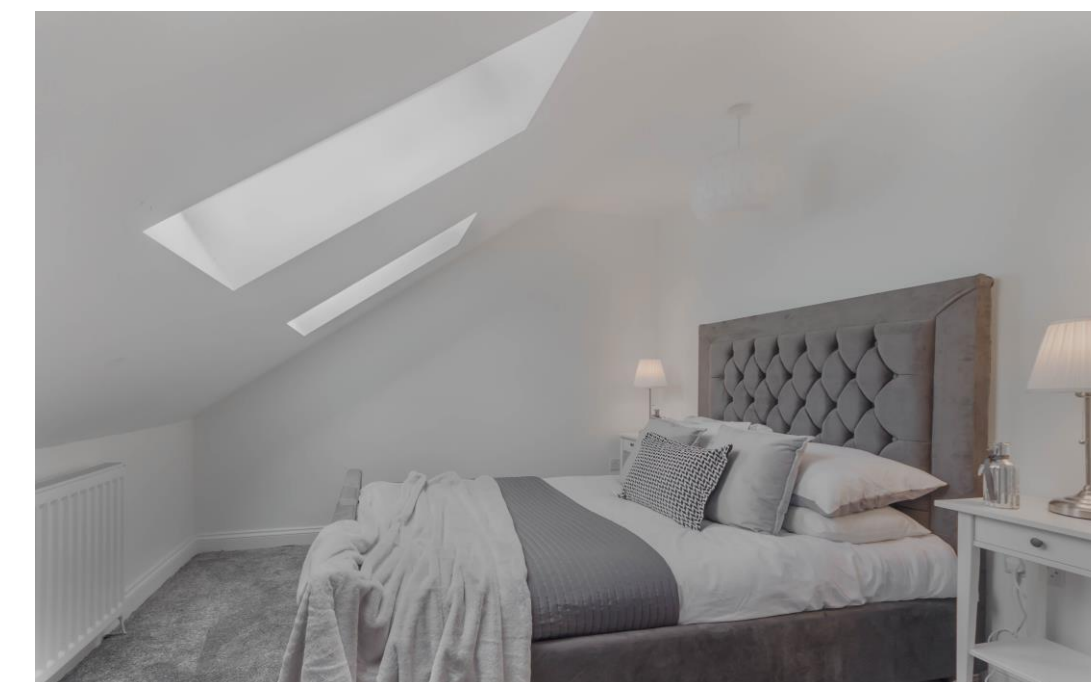
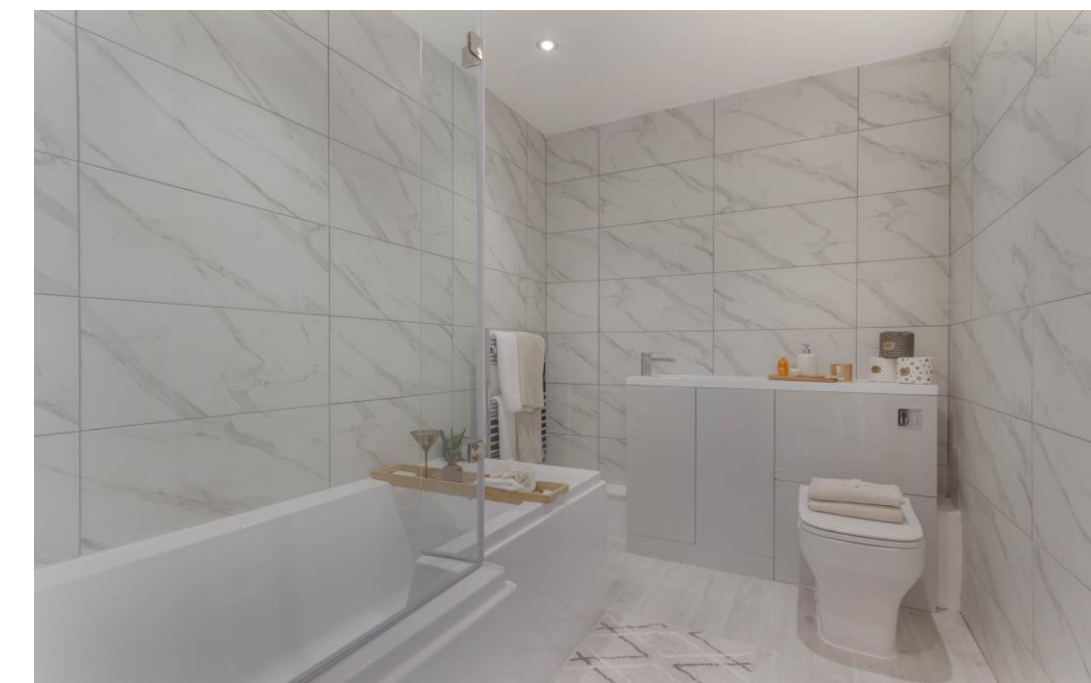
First floor - First floor landing with a staircase to the second floor | Superb open plan living/dining room opening to a well appointed contemporary kitchen | French door open to a Juliet Balcony | Kitchen fitted with an extensive range of cabinets with integrated oven, hob, washing machine and fridge/freezer.

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.

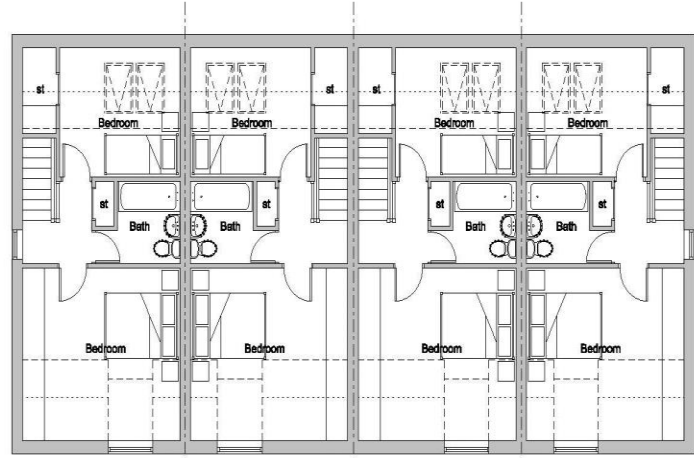
Externally - the house benefits from a block paved driveway, leading to a single integral garage with an electric roller door. To the front of the house is a lawned garden with a pathway to the front door.



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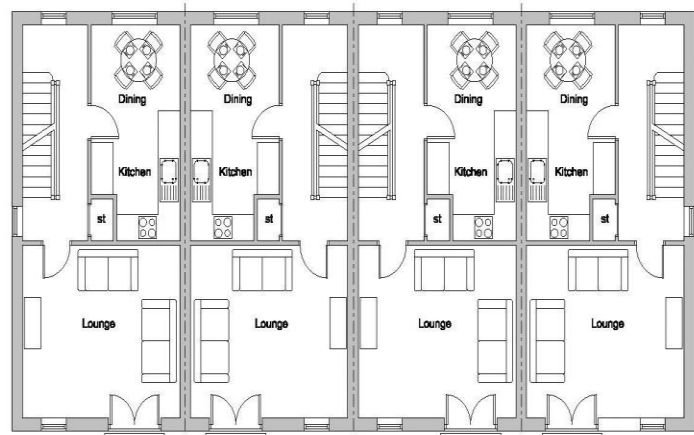




Second Floor Plan



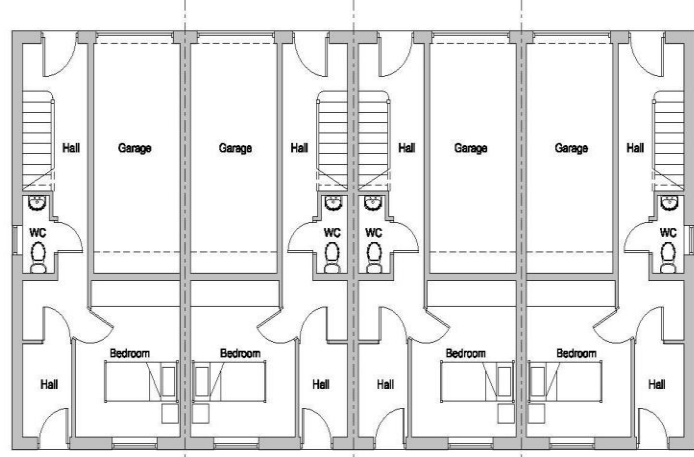
Front (East) Elevation



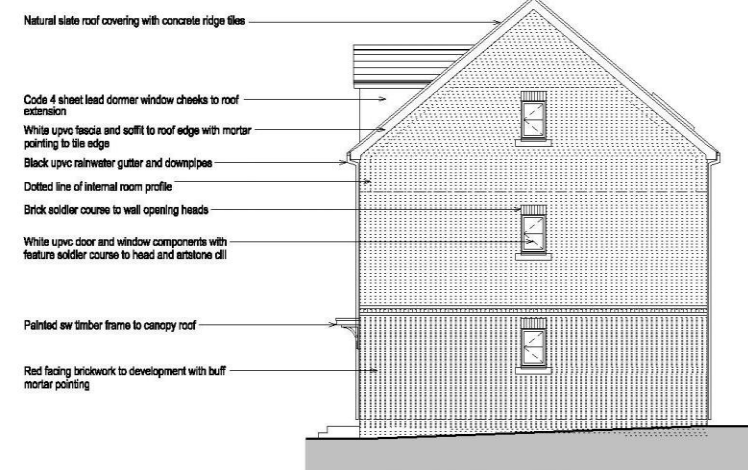
First Floor Plan



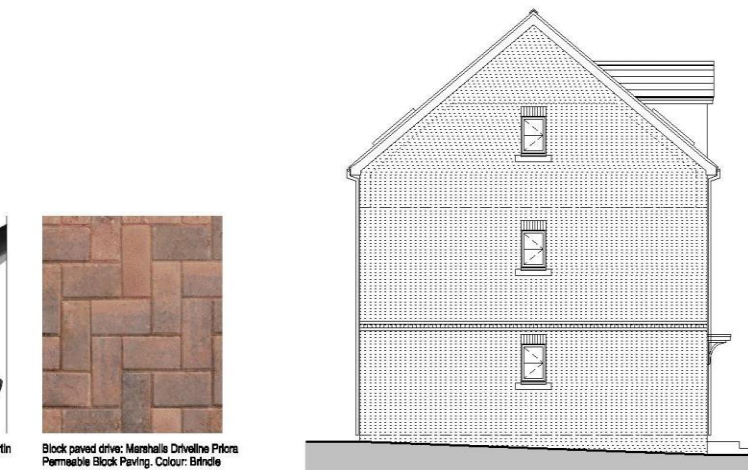
Rear (West) Elevation



Ground Floor Plan



Gable (North) Elevations



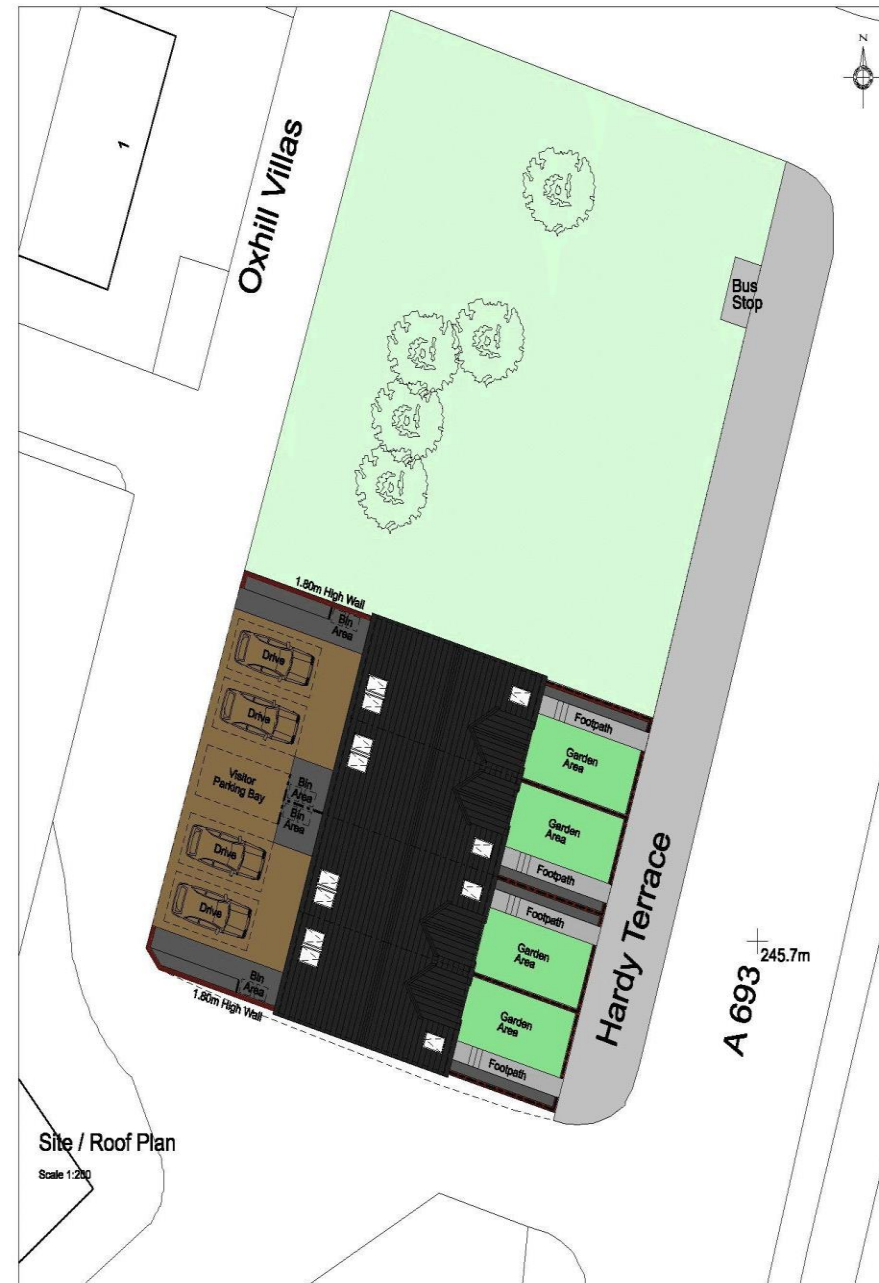
Gable (South) Elevations



Proposed Building Image (Looking North)



Proposed Building Image (Looking South)



Site / Roof Plan
Scale 1:200

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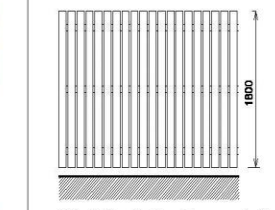


Environmental Health Requirements:

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 reduce dust.

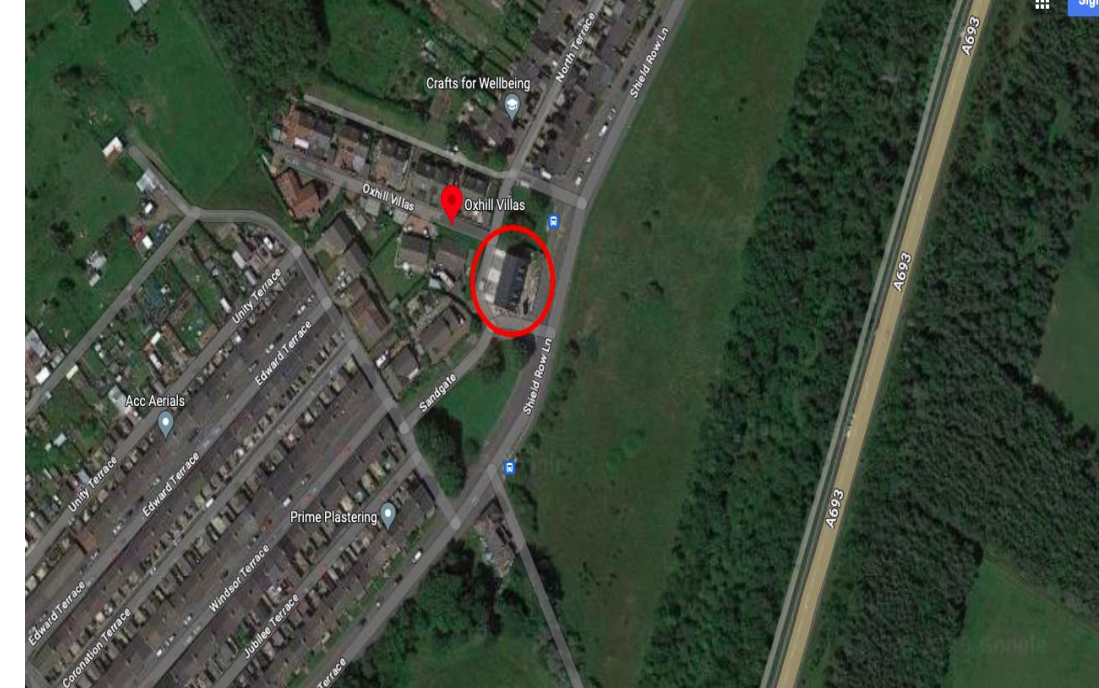
Water suppression will be available when needed throughout the demolition to prevent dust leaving the site.



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.

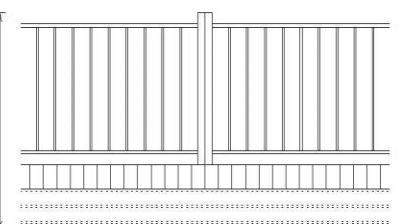
- Rev H Site plan revised to accommodate on-site visitor space. Plot, elevation & roof plans revised to suit. Photometric images updated to suit. Sep17
- Rev G Plan and elevations redrawn with dormer roof components to replace existing roof elements. Site / Roof Plan revised to suit. Photometric images updated to suit. Aug17
- Rev F Plan and elevations redrawn to form four dwellings. Site / Roof Plan revised to suit. Photometric 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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H S HODGSON ARCHITECTURAL SERVICES
Sandhole WMC REDEVELOPMENT
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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
1637	201	H



Garden Enclosure (Front Garden)
Scale 1:25



Building Materials

1-3 Hardy Terrace

Oxhill, Stanley



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