

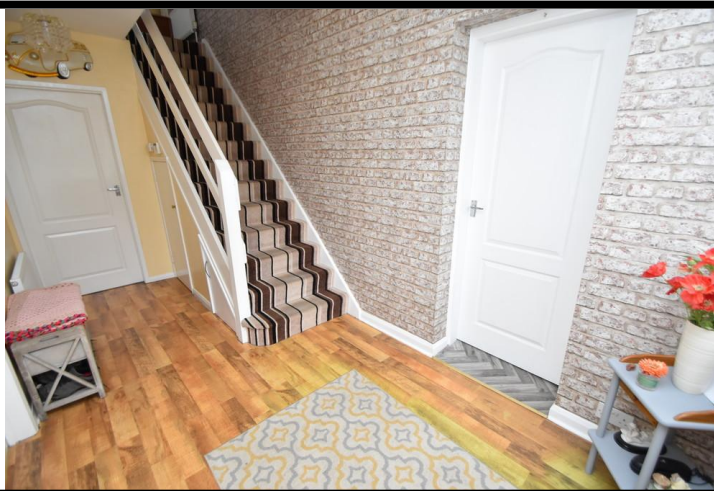


Wyndways Drive | Dipton | Stanley | DH9 9JQ

Situated in a desirable village with an elevated position, this expanded and upgraded three-bedroom semi-detached house boasts versatile living spaces, off-street parking, and gardens at both the front and rear, complemented by solar panels for enhanced energy efficiency. The property features a welcoming hallway, three reception rooms, a conservatory with an insulated roof, a kitchen, a spacious utility room, and a ground-floor WC. The first floor landing leads to three bedrooms (two of which include fitted wardrobes), an en-suite main bedroom, and a family bathroom. Additional attributes include a boarded loft for extra storage, gas combi central heating, uPVC double glazing, a Council Tax band B rating, a freehold tenure, and an EPC rating of C (71).

£195,000

- Desirable village location, elevated scenic views
- Expanded, upgraded semi-detached house 3 bedrooms
- Versatile living spaces, ideal for modern lifestyles
- Off-street parking
- Energy-efficient solar panels installed for lower utility costs



Property Description

HALLWAY

15' 1" x 6' 11" (4.60m x 2.11m) Composite double glazed entrance door, laminate flooring, uPVC double glazed window, stairs with storage cupboards beneath, single radiator and doors leading to the lounge, second reception room and kitchen.

LOUNGE

14' 0" x 12' 11" (4.28m x 3.94m) Feature brick fireplace with multi-fuel burning stove on a slate hearth, half-bow uPVC double glazed window, double radiator and twin glazed doors open to the dining room.

DINING ROOM

9' 10" x 10' 11" (3.00m x 3.33m) Laminate flooring, uPVC double glazed French doors with matching side windows open to the conservatory, large opening to the kitchen.

KITCHEN

12' 9" (maximum) x 8' 8" (3.91m x 2.66m) Fitted with a range of wall and base units with contrasting laminate worktops and upturns. Slot-in electric cooker, sink with mixer tap, integrated dishwasher, uPVC double glazed window, single radiator, laminate floor tiles, opening to the dining room and a door leading to the utility room.

CONSERVATORY

7' 9" x 9' 2" (2.37m x 2.80m) Brick-base with uPVC double glazed windows and matching French doors opening to the garden. Laminate flooring, wall mounted electric heater, wall lights, insulated roof with double glazed Velux window.

2ND RECEPTION ROOM

13' 5" x 8' 9" (4.11m x 2.68m) Formerly forming part of the garage, the space has been converted and is accessed off the main hallway or via a passage off the utility room. The room is currently being used as a formal dining room but could easily be used for a variety of purposes including a guest bedroom.

uPVC double glazed window, double radiator, loft hatch, inset LED spotlights and a door leading to a passage.

PASSAGE

3' 8" x 2' 11" (1.14m x 0.89m) Door leads to a cloakroom/WC and a doorway leads to the utility room.

CLOAKROOM/WC

3' 8" x 5' 10" (1.14m x 1.78m) WC, wash basin with base storage, wall mounted gas combi central heating boiler, uPVC double glazed window, laminate flooring and inset LED spotlights.

UTILITY ROOM

10' 7" x 8' 8" (3.23m x 2.65m) A spacious room with a vaulted ceiling, laminate worktop, wall units, plumbed for a washing machine, uPVC double glazed windows, Velux roof window and matching uPVC double glazed French doors open to the rear garden. Laminate floor tiles, single radiator and a door leading to the kitchen.

FIRST FLOOR

LANDING

9' 7" x 7' 1" (2.93m x 2.18m) uPVC double glazed window, loft access hatch with pull-down ladder. The loft is boarded for storage with lighting and a double glazed Velux window. Doors off the landing lead to the bedrooms and bathroom.

BEDROOM 1 (TO THE REAR)

11' 1" x 9' 11" (maximum) (3.40m x 3.03m) Fitted with twin wardrobes and over-bed cupboards, uPVC double glazed window with panoramic views towards the countryside, single radiator and a folding door to the en-suite.

EN-SUITE

8' 3" x 2' 6" (2.53m x 0.77m) Thermostatic shower with PVC panelled splash-backs and folding glazed door. Wash basin, WC, glass blocks provide natural light.

BEDROOM 2 (TO THE FRONT)

12' 7" x 10' 11" (maximum) (3.84m x 3.34m) Fitted wardrobes, alcove with shelves, uPVC double glazed window and a single radiator.

BEDROOM 3 (TO THE FRONT)

7' 4" x 8' 11" (2.26m x 2.73m) Space to fit a cabin bed, uPVC double glazed window and a single radiator.

BATHROOM

6' 7" x 7' 1" (2.02m x 2.16m) A white suite featuring a panelled bath with shower fitment, curtain and rail. Pedestal wash basin, WC, part PVC panelled splash-backs, uPVC double glazed window and a single radiator.

EXTERNAL

TO THE FRONT

Block-paved driveway providing off-street parking for two vehicles, low maintenance rockery garden with steps leading

to the front door and a side path leading to the rear.

TO THE REAR

Patios, timber decking, lawn, summer house, workshop/shed with power points and lighting. Cold water supply tap.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

SECURITY

Infra red alarm system installed.

ENERGY EFFICIENCY

EPC rating C (71). Please speak to a member of staff for a copy of the full Energy Performance Certificate. The property has solar panels fitted which have no outstanding finance and are included within the sale.





TENURE

We understand that the property is freehold. We would recommend that any purchaser has this confirmed by their legal advisor.

COUNCIL TAX

The property is in Council Taxband A.

VIEWINGS

We have created a virtual tour which can be viewed on our YouTube channel, our website, property portals and our social media accounts such as Facebook, Twitter and Instagram. To arrange a viewing please contact the office.

MAKING AN OFFER

Please note that all offers will require financial verification including mortgage agreement in principle, proof of deposit funds, proof of available cash and full chain details including selling agents and solicitors down the chain. Under New Money Laundering Regulations we require proof of

identification from all buyers before acceptance letters are sent and solicitors can be instructed.

MORTGAGE ADVICE

We have independent mortgage advisers within our branch, who will search the whole market to find the best suitable mortgage and help you progress through the process. Contact our office to arrange a telephone or office appointment.

AGENTS NOTE

Whilst we endeavour to make our particulars accurate and reliable, they should not be relied on as a statement or representations of fact, and do not constitute any part of an offer or contract. The owner does not make or give, nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We have not checked or tested any appliances mentioned (including heating systems or electrical fittings) therefore working order cannot be confirmed. All measurements are given to the nearest 5cm.



Tenure

Freehold

Council Tax Band

B

Viewing Arrangements

Strictly by appointment

Contact Details

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GROUND FLOOR
75.4 sq.m. (812 sq.ft.) approx.



1ST FLOOR
43.5 sq.m. (469 sq.ft.) approx.



TOTAL FLOOR AREA: 119.0 sq.m. (1281 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		71	73
England, Scotland & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

