



Kates Gill Grange | Middle Farm | Stanley | DH9 6FH

Constructed in 2019 this modern two-bedroom semi-detached house still has the remainder of a 10-year NHBC warranty. The property features an entrance hallway, a lounge, a kitchen/diner equipped with integrated oven/hob and there is a ground floor WC. On the first floor, there is a landing, two bedrooms and a bathroom. Externally, the house has a rear garden with patio, lawn and large shed plus driveway with space for two cars side by side. It benefits from gas central heating via a combi boiler, uPVC double glazing throughout, and holds a freehold tenure. This home falls under Council Tax band B and has an EPC rating of B (84). A virtual tour is available.

£119,950

- Constructed in 2019, this two-bedroom semi-detached house.
- Remainder of a 10-year NHBC warranty.
- Rear garden with a patio, lawn, and a large shed.
- Off road parking for two vehicles
- There is a ground floor WC for added convenience.



Property Description

HALLWAY

Entrance door, stairs to the first floor, single radiator, and a door leading to the lounge.

LOUNGE

15' 3" x 10' 0" (4.65m x 3.05m) Laminate flooring, uPVC double glazed window, under-stair storage cupboard, double radiator and a door leading to the kitchen/diner.

KITCHEN/DINER

7' 9" x 13' 5" (2.37m x 4.10m) Fitted with a range of wall and base units finished in a high gloss grey with contrasting laminate worktops with tiled splash-backs. Integrated fan assisted electric oven/grill, induction hob with stainless steel extractor canopy over, matching sink with mixer tap. Plumbed for a washing machine, space for a free standing tall fridge/freezer and a concealed wall mounted gas combi central heating boiler. Double radiator, uPVC double glazed window, matching French doors open to the rear garden and a door

leading to the WC.

WC

5' 5" x 3' 2" (1.67m x 0.98m) WC, wash basin with tiled splash-back, ceiling extractor fan and a single radiator.

FIRST FLOOR

LANDING

Single radiator, loft access hatch and doors leading to the bedrooms and bathroom.

BEDROOM 1 (TO THE FRONT)

10' 2" x 13' 6" (3.10m x 4.14m) uPVC double glazed window, feature panelled wall and a single radiator.

BEDROOM 2 (TO THE REAR)

12' 11" x 7' 3" (3.96m x 2.22m) uPVC double glazed window and a single radiator.

BATHROOM

7' 4" x 5' 11" (2.25m x 1.82m) Panelled bath with thermostatic shower over, glazed screen, and tiled splash-backs. Pedestal wash basin, WC, single radiator, uPVC double glazed window and wall extractor.

EXTERNAL

TO THE FRONT

Two dedicated parking spaces, side gate to rear garden.

TO THE REAR

Paved patio, cold water supply tap, raised lawn, timber shed enclosed by fence.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating B (83). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

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 Tax band A.

MAINTENANCE COSTS

Please note there is an annual charge to help towards the maintenance costs of the communal areas on the estate. The current charge is around £102.00 per year.

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

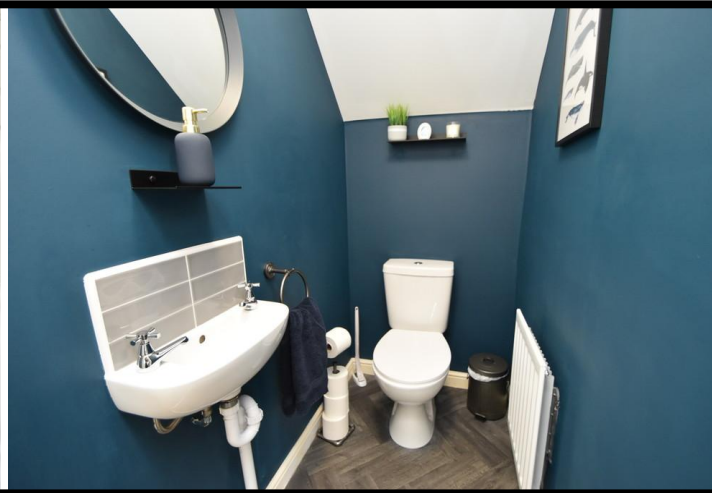
Please note that all offers will require financial verification including mortgage agreement in principle, proof of deposit funds, proof of available cash and full chain details including selling agents and solicitors down the chain. Under New Money Laundering Regulations we require proof of identification from all buyers before acceptance letters are sent and solicitors can be instructed.

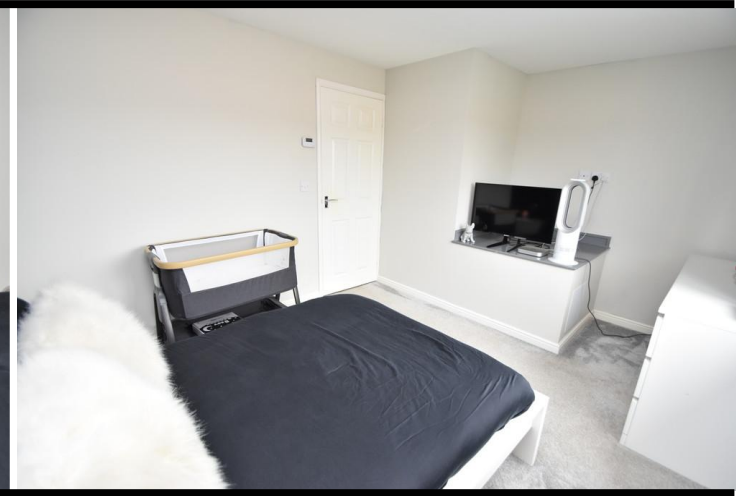
MORTGAGE ADVICE

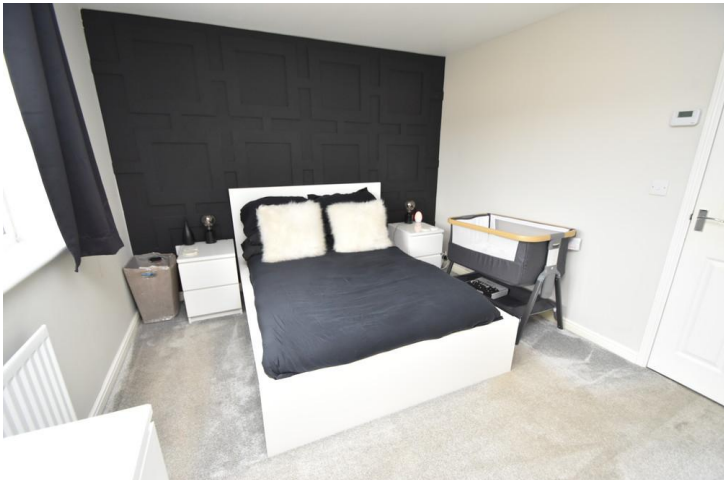
We have independent mortgage advisers within our branch, who will search the whole market to find the best suitable mortgage and help you progress through the process. Contact our office to arrange a telephone or office appointment.

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

A

Viewing Arrangements

Strictly by appointment

Contact Details

Anthony House

Anthony Street

Stanley

County Durham

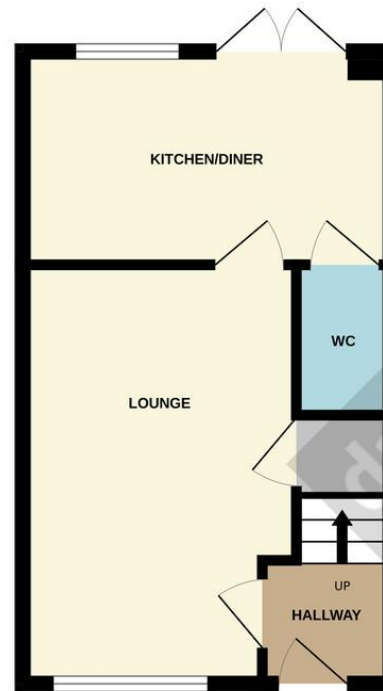
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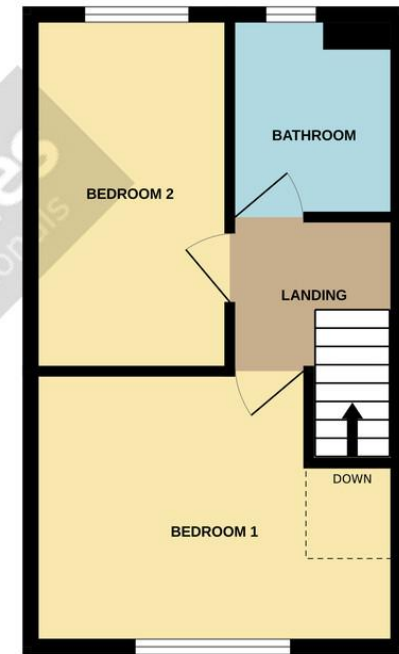
info@davidbailes.co.uk

01207231111

GROUND FLOOR
28.7 sq.m. (309 sq.ft.) approx.

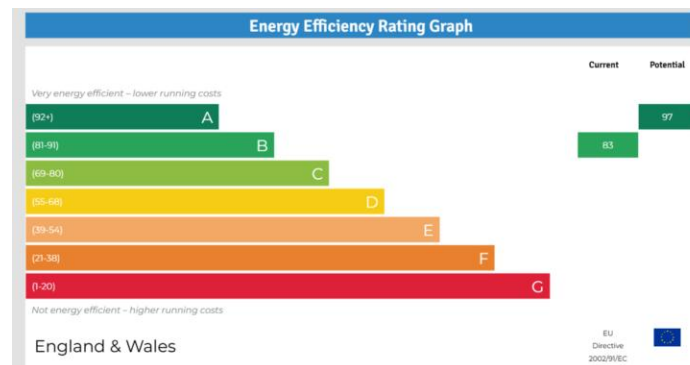


1ST FLOOR
28.6 sq.m. (307 sq.ft.) approx.



TOTAL FLOOR AREA: 57.2 sq.m. (616 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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