



Greenhills | Quaking Houses | Stanley | DH9 7FB

Located on arguably the finest plot within the estate, this exquisite four-bedroom semi-detached home is finished to an exceptionally high standard. It boasts a generous garden, a spacious conservatory, ample off-street parking, and a detached garage. Viewing is highly recommended. The property features a welcoming hallway, a convenient WC, a comfortable lounge, and a modern kitchen/diner with integrated appliances. The large conservatory offers additional living space. On the first floor, you will find four bedrooms, including a master with an en-suite, and a family bathroom. The home benefits from gas combi central heating, full uPVC double glazing, an alarm system, and security cameras. It is a freehold property, falling under Council Taxband C, with an EPC rating of C (73). A virtual tour is available.

£255,000

- Situated on arguably the finest plot within the estate.
- 4 Bedroom semi-detached house
- Ample off-street parking and detached garage.
- Generous garden.
- Spacious conservatory for additional living space.



Property Description

HALLWAY

Composite double glazed entrance door, Oak flooring, storage cupboard, stairs to the first floor, uPVC double glazed window, single radiator, coving and Oak doors leading to the WC, lounge and kitchen/diner.

WC

3' 8" x 4' 9" (1.13m x 1.47m) WC, wash basin, chrome towel radiator, part tiled walls, tiled floor and a ceiling extractor fan.

LOUNGE

19' 7" x 11' 7" (5.98m x 3.55m) With dual aspect to the front and rear. Feature Oak fire surround marble inlay and hearth inset electric fire, Oak flooring, uPVC double glazed window and matching French doors, two single radiators, coving, telephone point, TV aerial point and satellite TV cables.

KITCHEN/DINER

DINING AREA

8' 3" x 17' 5" (2.53m x 5.31m) Oak flooring, uPVC double glazed window and matching French doors to the conservatory. Double radiator and coving.

KITCHEN

11' 2" x 10' 9" (3.42m x 3.30m) A contemporary kitchen with contrasting wall and base units with soft closing doors and drawers, quartz worktops and matching upturns. Integrated fan assisted electric double oven/grill, induction hob with splash-back and extractor canopy over. Further integrated appliances include a fridge, freezer, dishwasher and washing machine. Inset stainless steel sink and vegetable drainer with mixer tap. LED lighting to plinths, uPVC double glazed window, LED spotlights and coving.

FIRST FLOOR

LANDING

Storage cupboard housing the gas combi central heating boiler. Single radiator, loft access hatch and Oak doors lead to the bedrooms and bathroom.

MASTER BEDROOM (TO THE REAR)

9' 3" x 11' 6" (2.84m x 3.52m) Built-in cupboard with twin Oak doors, hanging rail and shelf, uPVC double glazed window, telephone point, single radiator and a door leading to the en-suite.

EN-SUITE

A white suite with fully tiled walls and floor. Glazed enclosure with thermostatic shower, pedestal wash basin, WC, mirrored wall cabinets, chrome towel radiator, uPVC double glazed window, PVC panelled ceiling with inset LED spotlights and a wall mounted extractor fan.

BEDROOM 2 (TO THE FRONT)

8' 7" x 10' 9" (2.62m x 3.28m) Built-in storage cupboard with hanging rail and shelf, uPVC double glazed window and a single radiator.

BEDROOM 3 (TO THE REAR)

7' 8" x 10' 9" (2.34m x 3.30m) Built-in storage cupboard with hanging rail and shelf, uPVC double glazed window and a single radiator.

BEDROOM 4 (TO THE FRONT)

10' 0" x 8' 3" (3.07m x 2.52m) uPVC double glazed window and a single radiator.

BATHROOM

6' 7" x 6' 6" (2.02m x 2.00m) A white suite featuring a free-standing bath with hand shower, pedestal wash basin, WC, fully tiled walls and floor. Chrome towel radiator, uPVC double glazed window, inset LED spotlights and a wall mounted extractor fan.

EXTERNAL

TO THE FRONT

Large driveway providing off-road parking. Detached single garage, cold water supply tap and external power supply.

TO THE REAR

An extensive lawn garden which extends to one side with block paved patio, cold water supply tap, lighting, external power supply and two garden sheds. Enclosed by timber fencing and gate leading to the front.

GARAGE

22' 4" x 8' 8" (6.82m x 2.66m) A detached single garage in a block of two with electric roller door, power points, lighting and alarm. Fitted with a range of wall and base units to the rear.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating C (73). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

SECURITY

The property is fitted with security cameras and an alarm system which extends to the garage.

COUNCIL TAX

The property is in Council Tax band C.

TENURE

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





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

C

Viewing Arrangements

Strictly by appointment

Contact Details

Anthony House

Anthony Street

Stanley

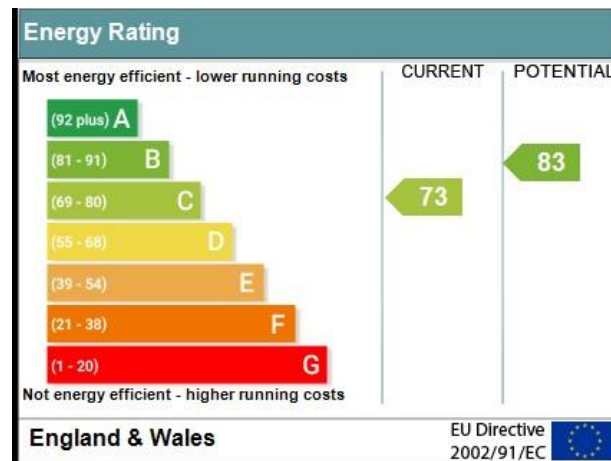
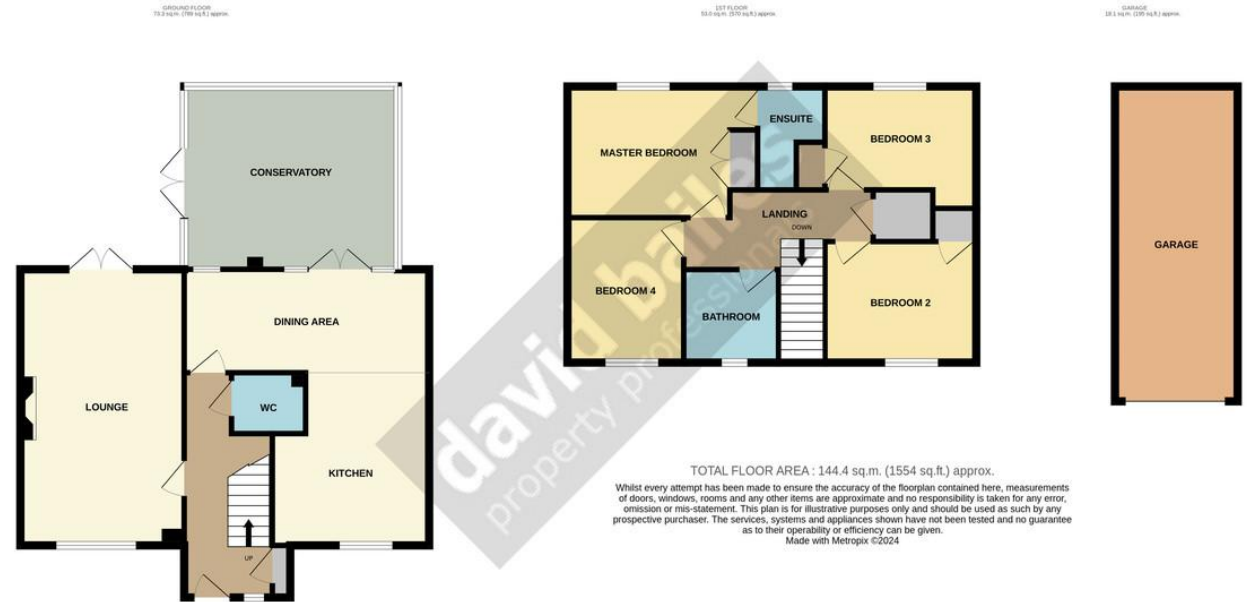
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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



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