

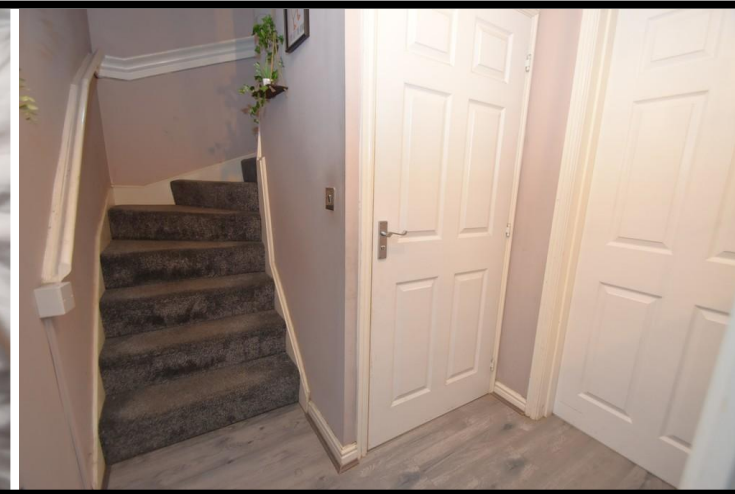


Kielder Drive | The Middles | Stanley | DH9 6AQ

Built in 2017 and situated within the popular Middle Fam estate in Stanley, we offer this modern detached family home which has three bedrooms, gardens, two-car driveway and a garage. The accommodation comprises of an entrance porch, lounge, inner hall, WC and a kitchen/diner overlooking the rear garden. To the first floor there is a landing, three bedrooms (master with ensuite) and a family bathroom. Gas combi central heating, uPVC double glazing, remainder of a 10 year NHBC guarantee, freehold, Council Tax band C, EPC rating B (82).

£175,000

- Built in 2017, modern detached family home.
- Located in the Middle Fam estate in Stanley.
- Features three bedrooms including a master with an ensuite.
- Includes a two-car driveway and a garage.
- Kitchen/diner overlooks the rear garden.



Property Description

PORCH

4' 0" x 3' 6" (1.22m x 1.08m) Double glazed entrance door, laminate flooring, single radiator with cover and a door leading to the lounge.

LOUNGE

16' 1" x 10' 3" (4.91m x 3.14m) Electric fire, laminate flooring, uPVC double glazed window, TV aerial, telephone point, double radiator and a door leading to the hallway.

HALLWAY

Stairs to the first floor, laminate flooring, single radiator, hard-wired smoke alarm and doors leading to the WC and kitchen/diner.

WC

4' 7" x 3' 0" (1.42m x 0.92m) WC, wash basin with tiled splash-back, tiled floor, single radiator and a ceiling extractor fan.

KITCHEN/DINER

7' 7" x 18' 10" (2.32m x 5.76m) Overlooking the rear garden with dining area and uPVC double glazed French doors. Fitted with a range of wall and base units with contrasting laminate worktops and matching upturns. Integrated fan assisted electric oven/grill, four ring gas hob with concealed extractor fan, stainless steel sink with vegetable drainer and mixer tap, plumbed for a washing machine, space for a tumble dryer and also for an American style fridge/freezer. Tiled floor, single radiator, uPVC double glazed window and inset LED spotlights. Concealed gas combi central heating boiler.

FIRST FLOOR

LANDING

Airing cupboard, loft access hatch, uPVC double glazed window, hard-wired smoke alarm and doors leading to the bedrooms and bathroom.

MASTER BEDROOM (TO THE FRONT)

9' 7" x 13' 11" (2.93m x 4.25m) uPVC double glazed windows, laminate flooring, single radiator and a door leading to the ensuite.

ENSUITE

6' 10" x 4' 7" (2.10m x 1.41m) Thermostatic shower in a tiled enclosure with glazed sliding door, pedestal wash basin, WC, part tiled walls, uPVC double glazed frosted window, tiled floor, single radiator and a wall-mounted extractor fan.

BEDROOM 2 (TO THE REAR)

11' 2" x 8' 8" (3.41m x 2.66m) uPVC double glazed window and a single radiator.

BEDROOM 3 (TO THE REAR)

7' 10" x 9' 10" (2.40m x 3.01m) uPVC double glazed window and a single radiator.

BATHROOM

5' 7" x 8' 8" (1.71m x 2.66m) A white suite featuring a panelled bath, pedestal wash basin, WC, part tiled walls, tiled floor, uPVC double glazed frosted window, inset LED spotlights single radiator and a ceiling mounted extractor fan.

EXTERNAL

TO THE FRONT

Two-car side-by-side driveway providing off-street parking, open plan lawn to one side and paths that lead to the rear.

TO THE REAR

A south facing garden with paved patio, cold water supply tap, security light, artificial lawn, retaining wall and steps to an organic lawn, enclosed by timber fence.

GARAGE

15' 10" x 8' 0" (4.85m x 2.44m) Integral single garage with u and over door, power points and lighting.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating B (82). 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 C (£2161 per annum).

MAINTENANCE CHARGE

We understand that there is an annual maintenance charge which goes towards the upkeep of the communal areas of the estate. The charge is currently £128 per year.

UTILITIES

The property is connected with a mains gas, water and electricity supply and is connected to the mains drainage.

BROADBAND AVAILABILITY

Average download speed in the area is 1600 Mb.

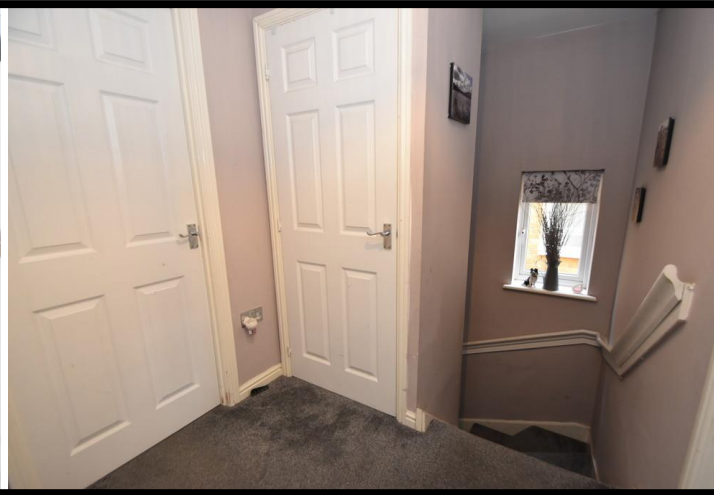
MOBILE COVERAGE

EE (Excellent), Vodafone (Excellent), Three (Good), O2 (Excellent).

MINING

The property is located within a former mining area.





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

County Durham

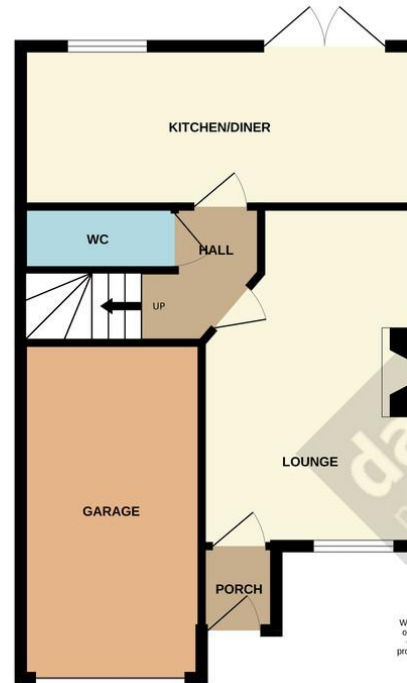
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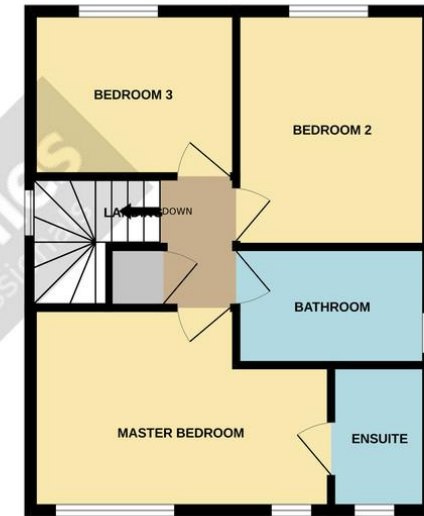
info@davidbailes.co.uk

01207231111

GROUND FLOOR
47.4 sq.m. (510 sq.ft.) approx.



1ST FLOOR
41.6 sq.m. (448 sq.ft.) approx.



TOTAL FLOOR AREA : 89.0 sq.m. (958 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.
Made with Memorex i20024

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

