



Campion Drive | Tanfield Lea | Stanley | DH9 9PQ

Situated within the popular Bovis estate this extended three bedroom semi-detached house is well presented with contemporary features. Highlights include a lounge/diner with media wall, large garden room, newly installed bathroom suite, integral garage and twin car driveway. Rear garden makes this an ideal family home. Gas combi central heating, uPVC double glazing, Council Tax band B, freehold, EPC rating C (72). Virtual tours available.

£189,000

- Extended three-bedroom semi-detached house.
- Located in the popular Bovis estate.
- Integral garage and twin car driveway.
- Features a lounge/diner with a media wall.
- Includes a large garden room.



Property Description

ENTRANCE LOBBY

5' 2" x 3' 11" (1.58m x 1.21m) Composite double glazed entrance door, uPVC double glazed window, LVT flooring and a door leading to the lounge.

LOUNGE/DINER

24' 6" x 10' 6" (7.47m x 3.22m) Feature media wall with a tiled finish with recess suitable for wall mounting a television up to 55", recessed display shelving with down-lights and slick and modern electric fire with remote control. LVT flooring extending into the dining area, uPVC double glazed window to the front and matching sliding patio doors to the rear open to the garden room. Single radiator, additional feature column radiator, door leads to the inner hallway.

GARDEN ROOM

8' 1" x 16' 4" (2.48m x 4.98m) Overlooking the rear garden this former conservatory now has a professionally installed insulated roof which was installed in 2015 to create a family

space to be enjoyed throughout the year. uPVC double glazed windows and matching French doors open to the garden and also to the kitchen. LVT flooring, vaulted ceiling with inset LED spotlights, TV aerial point and a double radiator.

KITCHEN

8' 0" x 9' 10" (2.46m x 3.01m) Fitted with a range of light Beech effect Shaker style wall and base units, concealed lighting onto contrasting laminate worktops and tiled splash-backs.

Integrated fan assisted double oven/grill, four ring gas hob with extractor canopy over, integrated under-counter fridge, integrated dishwasher, plumbed for a washer, built-in wine rack, stainless steel sink with vegetable drainer and mixer tap. Laminate flooring (spare LVT flooring available) and a door leading to the inner hallway.

INNER HALLWAY

Stairs lead to the first floor, door leads to the integral garage and laminate flooring (spare LVT flooring available).

INTEGRAL GARAGE

15' 8" x 8' 0" (4.80m x 2.45m) A single integral garage with electric roller door, power points, lighting, laminate worktop to the rear and plumbing for a washing machine, space for a tumble dryer and a useful water pipe which can be used to connect to an American style fridge/freezer.

FIRST FLOOR

LANDING

Loft access with pull-down fixed ladder (loft is part boarded for storage and has electrical sockets). Coving, doors lead to the bathroom and bedrooms.

BEDROOM 1 (TO THE FRONT)

13' 4" x 10' 5" (4.08m x 3.20m) Fitted wardrobes, uPVC double glazed window, laminate flooring, single radiator, TV aerial and coving.

BEDROOM 2 (TO THE REAR)

10' 9" x 10' 5" (3.30m x 3.20m) Laminate flooring, uPVC double glazed window, free-standing wardrobe, TV aerial, coving and a single radiator.

BEDROOM 3 (TO THE FRONT)

9' 9" x 8' 2" (2.98m x 2.50m) Laminate flooring, uPVC double glazed window, free-standing wardrobe, TV aerial, coving and a single radiator.

BATHROOM

8' 2" x 8' 1" (2.51m x 2.48m) A newly installed contemporary bathroom suite comprising of a free-standing bath with additional hand shower, separate glazed cubicle with thermostatic shower with oversized head and additional hand shower. Wash basin with storage cabinet beneath, heated mirror over with LED framed lighting, WC, chrome towel radiator, fully tiled walls and floor, PVC panelled ceiling with inset LED lighting and twin uPVC double glazed windows.

EXTERNAL

TO THE FRONT

A tarmac two-car driveway with feature boundary wall was installed in the summer of 2024. Cold water supply tap, security camera, external electric sockets and a gate leading to the rear.

TO THE REAR

Paved Indian sandstone patio to artificial lawn, raised composite decking with electrics suitable to power a hot tub. Enclosed by timber fencing and matching rear gate.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

SECURITY

There are external security cameras mounted to the front and rear of the property which can be monitored and recorded via a mobile app.

ENERGY EFFICIENCY

EPC rating C (72). 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 B (£1,891).

UTILITIES

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





BROADBAND AVAILABILITY

Basic 7 Mbps, Super fast 66 Mbps, Ultra fast not yet available

MOBILE AVAILABILITY

EE (Average), Vodafone (Average), Three (Excellent), O2 (Excellent)

TV PROVIDERS

BT, Sky & Virgin available.

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

B

Viewing Arrangements

Strictly by appointment

Contact Details

Anthony House

Anthony Street

Stanley

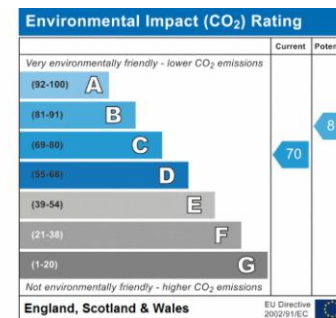
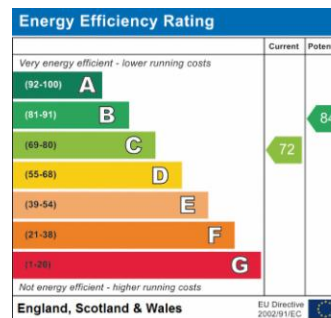
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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



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