

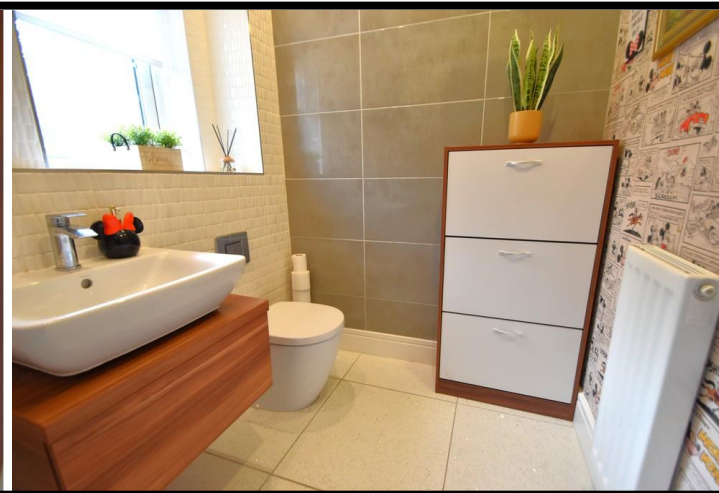


Derwent Rise | South Moor | Stanley | DH9 7EE

Located at the end of a quiet cul-de-sac on a contemporary housing estate, this impressive three-bedroom detached home has been expertly reconfigured and finished to a high standard. Key features include a secluded rear garden and a beautifully designed kitchen ideal for breakfast and casual dining. The property comprises an entrance lobby, a cloakroom/WC, a kitchen with integrated appliances, a sitting room, an inner hallway, lounge/diner, and three bedrooms on the first floor, with the master bedroom enjoying a large ensuite. The family bathroom completes the layout. Externally, there is a large driveway with an EV charging station, a private garden with a paved patio and synthetic grass, and a hot tub, which is negotiable separately. The home also benefits from gas central heating, uPVC double glazing, an EPC rating of C (76), and is offered on a freehold basis. The Council Tax is rated band C (£2,161 P.A.).

£240,000

- Three-bedroom detached home, expertly reconfigured and finished to a high standard.
- Private rear garden with paved patio, synthetic grass, and an optional hot tub.
- Beautifully designed kitchen ideal for breakfast and casual dining.



Property Description

Located at the end of a quiet cul-de-sac on a contemporary housing estate, this impressive three-bedroom detached home has been expertly reconfigured and finished to a high standard. Key features include a secluded rear garden and a beautifully designed kitchen ideal for breakfast and casual dining. The property comprises an entrance lobby, a cloakroom/WC, a kitchen with integrated appliances, a sitting room, an inner hallway, lounge/diner, and three bedrooms on the first floor, with the master bedroom enjoying a large ensuite. The family bathroom completes the layout. Externally, there is a large driveway with an EV charging station, a private garden with a paved patio and synthetic grass, and a hot tub, which is negotiable separately. The home also benefits from gas central heating, uPVC double glazing, an EPC rating of C (76), and is offered on a freehold basis. The Council Tax is rated band C (£2,161 P.A.). We highly recommend viewing, which can be previewed through a virtual tour.

LOBBY

6' 0" x 4' 3" (1.85m x 1.32m) Composite double glazed entrance door, uPVC double glazed window, tiled floor, single radiator and doors leading to the cloakroom/WC and the kitchen/breakfast room.

CLOAKROOM/WC

6' 0" x 5' 2" (1.85m x 1.60m) WC, wash basin with base storage, tiled splash-backs, tiled floor, uPVC double glazed frosted window, single radiator, extractor fan and LED spotlights.

KITCHEN BREAKFAST ROOM

19' 11" (maximum) x 15' 6" (maximum) (6.08m x 4.74m) An impressive kitchen finished in high gloss wall and base units with quartz worktops, upturns and splash-backs. Kitchen island extends to create a breakfast bar with storage cupboard beneath. Integrated fan assisted electric oven/grill, microwave and a gas hob with concealed extractor fan over, concealed integrated dishwasher, sink with mixer tap. Tiled floor, hard-

wired smoke alarm, one double and one single radiator, stairs to the first floor, door to the inner passage and openings lead to the sitting room.

SITTING ROOM

10' 9" x 11' 10" (3.30m x 3.62m) Overlooking the rear garden with uPVC double glazed French doors with matching side windows, inset LED spotlights and a double radiator.

INNER PASSAGE

4' 3" x 2' 9" (1.32m x 0.84m) Under-stair cupboard with plumbing and space to house a washing machine and tumble dryer, LED spotlights and a door leading to the lounge/diner.

LOUNGE/DINER

19' 10" x 9' 4" (maximum) (6.07m x 2.86m) Dual aspect this former garage has been converted, has a feature panelled wall, uPVC double glazed French doors with matching window, telephone point and a double glazed window.

FIRST FLOOR

LANDING

Airing cupboard housing the hot water tank and central heating boiler, uPVC double glazed window, double radiator, hardwired smoke alarm, loft access hatch with pull-down ladder (part boarded and light) and doors leading to the bedrooms and bathroom.

MASTER BEDROOM (TO THE FRONT)

12' 5" x 10' 5" (maximum) (3.80m x 3.20m) Fitted wardrobe with sliding doors, uPVC double glazed window, double radiator, TV aerial and a door to the ensuite.

ENSUITE

4' 7" x 10' 3" (1.40m x 3.13m) Walk-in glazed enclosure with thermostatic mains-fed shower and PVC panelled splash-backs. Half-pedestal wash basin, WC, part-tiled walls, chrome towel radiator, shaver socket, frosted uPVC double glazed window and an extractor fan.

BEDROOM 2 (TO THE FRONT)

11' 6" x 9' 3" (3.51m x 2.82m) Fitted wardrobe, uPVC double glazed window and a double radiator.

BEDROOM 3 (TO THE REAR)

8' 0" x 7' 10" (2.46m x 2.40m) uPVC double glazed window and a double radiator.

BATHROOM

6' 4" x 7' 2" (1.94m x 2.20m) Panelled bath with thermostatic shower over, glazed screen and PVC panelled splash-backs. Wash basin with base store, WC, part tiled walls, chrome towel radiator, frosted uPVC double glazed window, extractor fan and LED spotlights.

EXTERNAL

TO THE FRONT

Large block-paved driveway, EV charger, gate to the rear

garden.

TO THE REAR

A secluded garden with paved patio, artificial lawn, plumbed in hot tub is available by separate negotiation, side storage areas, cold water supply tap and external sockets. Enclosed by timber fencing.

HEATING

Gas fired central heating via boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating C (76). 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.

MINING

The property is located within a former mining area.

UTILITIES

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

BROADBAND SPEEDS AVAILABLE

Average download speed of the fastest package currently available in the area is Ultra-fast 10,000Mb. Suitable for web & social, flawless video calls, 4K streaming and online gaming. We would recommend contacting a supplier to get the most accurate and up to date data.

MOBILE PHONE COVERAGE

According to OFCOM the following providers are available; EE, Three, O2 and Vodafone.

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 £2,161 P.A.

Viewing Arrangements

Strictly by appointment

Contact Details

Anthony House

Anthony Street

Stanley

County Durham

DH9 8AF

www.davidbailes.co.uk

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01207231111

GROUND FLOOR
60.6 sq.m. (653 sq.ft.) approx.



1ST FLOOR
44.8 sq.m. (482 sq.ft.) approx.



TOTAL FLOOR AREA : 105.4 sq.m. (1135 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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | 76 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

