



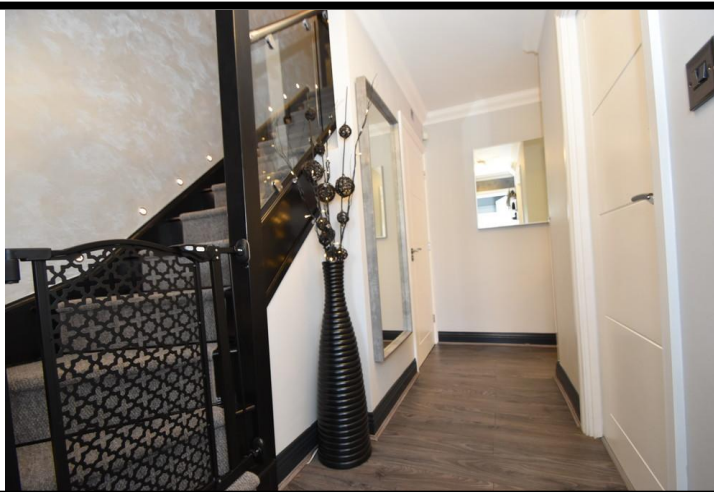
## Greenhills | Quaking Houses | Stanley | DH9 7FB

This superbly presented three bedroom semi-detached house has a contemporary décor finished to a high standard, viewing is highly recommended. Highlights include a low maintenance rear garden with quality summer house, detached garage, long driveway, lounge with media wall and modern kitchen and bathrooms. Briefly comprising a hallway, lounge/diner, kitchen, WC, utility room, first floor landing, three bedrooms (master with ensuite and a shower room. Garden, detached garage, summer house and driveway. Gas combi central heating, uPVC double glazing, freehold tenure, Council Tax band C, alarm, security cameras, EPC rating C (74). 360 degree tour available on our website.

£190,000

- Immaculately presented 3 bed semi-detached home with high-spec contemporary décor
- Stylish lounge/diner featuring a modern media wall
- Detached garage and a long driveway providing ample off-street parking
- Low maintenance rear garden with large summer house
- Sleek kitchen with integrated appliances and separate utility room





## Property Description

### HALLWAY

Composite double glazed entrance door with electronic Yale lock (with key fobs), laminate flooring, built-in storage cupboards, double radiator, hard-wired smoke alarm, wall mounted Hive central heating thermostat/programmer (smart phone compatible), stairs to the first floor with glazed panels and inset LED lighting plus doors leading to the lounge/diner, kitchen, utility and ground floor WC.

### LOUNGE/DINER

10' 6" x 18' 2" (3.22m x 5.54m) Feature media wall with space to fit a 55" TV with space for a sound bar and additional speakers etc. Concealed LED feature lighting and contemporary flame effect electric fire with remote control. Bay with uPVC double glazed windows, additional matching side window, laminate flooring, two double radiators, telephone point and coving.

### WC

5' 10" x 3' 3" (1.80m x 1.01m) WC, wash basin with tiled splash-back and base storage, double radiator, Karndean flooring and a ceiling extractor fan.

### KITCHEN

11' 8" x 10' 11" (3.56m x 3.33m) Fitted with a range of high gloss wall and base units finished in high gloss white with soft closing doors and drawers, concealed LED lighting onto contrasting quartz work-tops and upturns, mobile centre island and LED lighting to the plinths. Integrated fan assisted electric oven/grill, integrated combi microwave, induction hob with extractor canopy over, sink with mixer tap, integrated wine cooler, space for an American style fridge/freezer with water supply, plumbed for a dishwasher, tiled floor, two column radiator, uPVC double glazed window and matching French doors to the rear garden.////

### UTILITY ROOM

5' 9" x 6' 9" (1.77m x 2.06m) Fitted cupboard, plumbed for washing machine with shelf for additional tumble dryer over. Tiled floor, double radiator, extractor fan, coving and a uPVC double glazed rear exit door to garden.

### FIRST FLOOR

#### LANDING

Airing cupboard housing the gas combi central heating boiler, double radiator, loft access hatch, hard-wired smoke alarm and doors leading to the bedrooms and shower room.

#### MASTER BEDROOM (TO THE REAR)

11' 2" x 14' 6" (maximum) (3.42m x 4.44m) Fitted wardrobe with sliding mirrored doors, additional over-stair cupboard, uPVC double glazed window, laminate flooring, double radiator, inset LED lighting and a door to the en-suite.

### EN-SUITE

6' 8" x 6' 5" (2.04m x 1.96m) Thermostatic shower in a glazed corner cubicle, tiled splash-backs, wash basin with mirror and base storage, WC, uPVC double glazed frosted window, chrome towel radiator, tiled floor, inset LED spotlights, inset ceiling Bluetooth speakers and wall extractor fan.

### BEDROOM 2 (TO THE FRONT)

9' 8" x 11' 3" (2.95m x 3.44m) Laminate flooring, uPVC double glazed window and a double radiator.

### BEDROOM 3 (TO THE SIDE)

6' 5" (maximum) x 11' 3" (maximum) (1.98m x 3.44m)

Laminate flooring, uPVC double glazed window and a double radiator.

### SHOWER ROOM

7' 4" x 6' 5" (2.24m x 1.98m) A lovely white modern suite with black fittings including a walk-in glazed cubicle with thermostatic shower, wash basin with base storage, WC, PVC panelled walls, heated wall mirror, laminate flooring, LED spotlights, Bluetooth speakers, ceiling extractor fan, towel radiator and a uPVC double glazed frosted window.

### EXTERNAL

#### TO THE FRONT

Open lawn.

#### TO THE SIDE

Driveway providing off-street parking for several speakers, cold water supply tap, security cameras, access to the detached garage and a gate to the rear garden.

### TO THE REAR

Enclosed low-maintenance garden with composite decked patio, artificial lawn, cold water tap, lighting, electric sockets and security camera. Paved patio, summer house (3.29m x 3.29m with alarm, power points and lighting) and space for a hot tub.

### GARAGE

17' 3" x 8' 8" (5.28m x 2.65m) A detached single garage in a block of two with roller door, power points, lighting, alarm and a side uPVC double glazed door. There is also an electric car charging point to the front.

### HEATING

Gas fired central heating via combination boiler and radiators.

### GLAZING

uPVC double glazing installed.





#### ENERGY EFFICIENCY

EPC rating C (74). 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.

#### BROADBAND SPEEDS

According to Ofcom average download speeds are as follows...Standard 8 Mbps, Superfast 56 Mbps, Ultrafast 10000 Mbps. We would recommend contacting a supplier to get the most accurate and up to date data.

#### MOBILE PHONE COVERAGE

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

#### 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, X 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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	74 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



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