

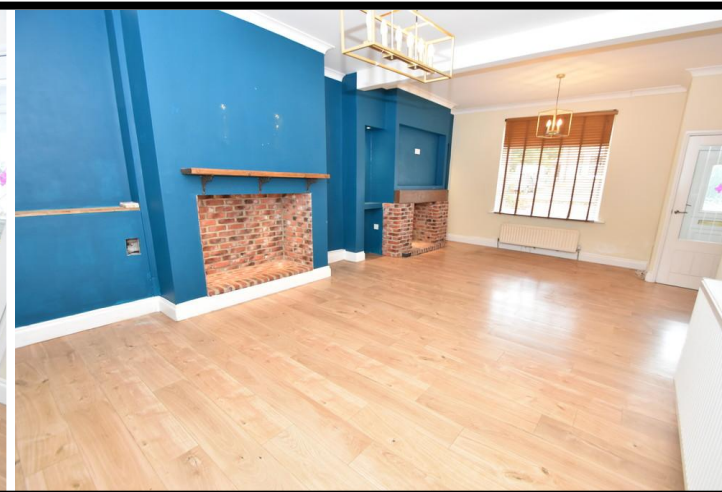


## The Villas | Hare Law | Stanley | DH9 8DQ

A pretty three bedroom stone-built semi-detached house which is available with no upper chain with viewing encouraged to appreciate the specification and the open-plan living space. Briefly comprising an entrance lobby, open-plan lounge/diner/kitchen, utility, rear hallway, first floor landing, three bedrooms and a bathroom. Gardens to front and rear plus off-street parking to the side. Gas combi central heating, uPVC double glazing, EPC rating D (59), freehold, Council Tax band A. Virtual tours available on our website.

**£140,000**

- Semi-detached house
- 3 Bedrooms
- No upper chain
- Open-plan lounge/diner/kitchen
- Gardens to front and rear



## Property Description

### LOBBY

2' 3" x 3' 5" (0.70m x 1.06m) uPVC double glazed entrance door with matching window over, laminate flooring and a door to the lounge/diner.

### LOUNGE/DINER

23' 5" x 16' 10" (7.14m x 5.14m) A spacious open-plan room with twin inglenook fireplaces with concealed LED lighting. Laminate flooring, storage cupboard, two double radiators, uPVC double glazed window, feature panelled wall, wall lights, telephone point, coving, door to the rear hall and a large opening to the kitchen.

### KITCHEN

13' 10" x 8' 11" (4.22m x 2.72m) Finished in duck egg blue with a range of wall and base units with soft closing doors and drawers. Contrasting laminae worktops extends at one end to create a breakfast bar. Free-standing cooking range with tiled splash-backs and extractor fan. Raised sink with vegetable

drainer and mixer tap, integrated dishwasher, wine rack, wine chilling fridge, laminate flooring, uPVC double glazed window and matching side exit door to the garden. Inset LED spotlights and an opening to the utility room.

### UTILITY

4' 3" x 8' 11" (1.30m x 2.72m) Laminate worktop, plumbed for a washing machine and space for additional appliances. Wall unit conceals a gas combi central heating boiler, uPVC double glazed window and a double radiator.

### REAR HALL

uPVC double glazed window, double radiator, laminate flooring and stairs leading to the first floor.

### FIRST FLOOR

#### LANDING

uPVC double glazed window, recess with LED spotlight and doors leading to the bedrooms and bathroom.

### BEDROOM 1 (TO THE REAR)

12' 5" x 9' 8" (into wardrobe) (3.80m x 2.95m) Fitted wardrobes, ornamental cast iron fireplace, uPVC double glazed window, double radiator and telephone point..

### BEDROOM 2 (TO THE FRONT)

10' 8" x 10' 7" (maximum) (3.26m x 3.25m) uPVC double glazed window, laminate flooring, double radiator and a loft access hatch with pull-down ladder giving access to the loft. The loft is fully boarded with double glazed Velux window, power points and lighting.

### BEDROOM 3 (TO THE SIDE)

6' 9" x 6' 3" (2.06m x 1.91m) uPVC double glazed window, laminate flooring and a single radiator.

### BATHROOM

9' 0" (maximum) x 6' 11" (maximum) (2.76m x 2.13m) Panelled bath with a thermostatic shower over, tiled splash-backs and glazed screen. Pedestal wash basin, WC, chrome towel



radiator, uPVC double glazed frosted window, inset LED spotlights and a wall extractor fan.

#### EXTERNAL

##### TO THE FRONT

A low maintenance garden extending to the side to create a driveway for potential off-street parking.

##### TO THE REAR

A low maintenance garden with artificial lawn and timber decking. Enclosed by wall.

#### HEATING

Gas fired central heating via combination boiler and radiators.

#### GLAZING

uPVC double glazing installed.

#### ENERGY EFFICIENCY

EPC rating D (59). 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 A.

#### UTILITIES

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

#### MINING

The property is located within a former mining area.

#### BROADBAND AVAILABILITY

Broadband availability according to Ofcom

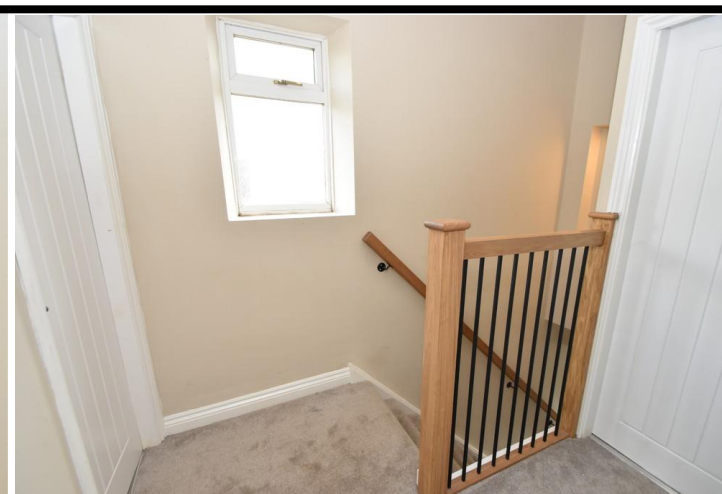
|           |            |
|-----------|------------|
| Standard  | 4 mbps     |
| Superfast | 80 mbps    |
| Ultrafast | 10000 mbps |

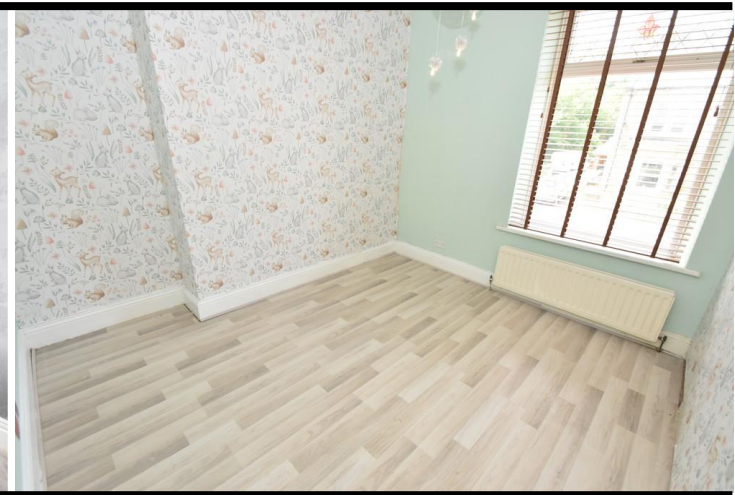
#### MOBILE PHONE COVERAGE

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

A

# Viewing Arrangements

Strictly by appointment

# Contact Details

Anthony House  
Anthony Street  
Stanley  
County Durham  
DH9 8AF

www.davidbailes.co.uk  
info@davidbailes.co.uk  
01207231111



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 78 C      |
| 55-68 | D             | 59 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

