

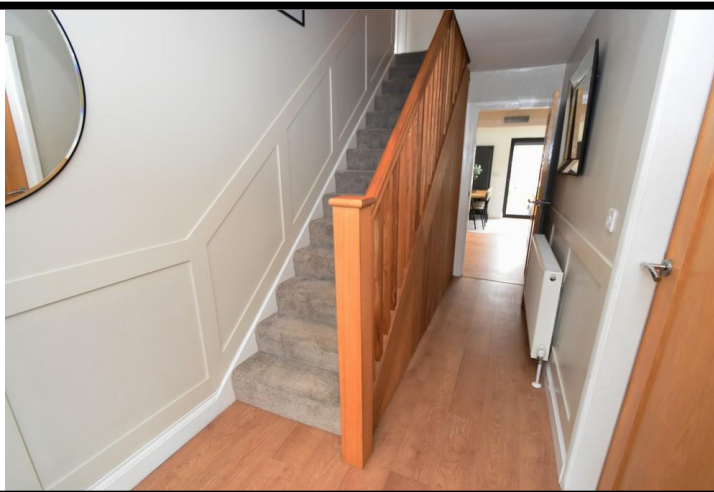


Grange Road | Stanley | Co. Durham | DH9 7RQ

Tucked away at the end of a quiet cul-de-sac, this beautifully extended four-bedroom semi-detached home has been finished to an exceptional standard and truly must be viewed to be fully appreciated. The stylish interior features a spacious lounge and an impressive open-plan kitchen/diner/sitting room that overlooks the landscaped rear garden – perfect for entertaining and family life. The layout is ideal for larger families, with a ground floor WC, a first floor family bathroom, and a generous principal bed room with en-suite. Externally, the property boasts a driveway, an integral garage with electric vehicle charging point, and well-maintained gardens to both the front and rear. Gas combi central heating, uPVC double glazing, EPC rating C (74), freehold tenure, and Council Tax Band B.

Offers Over £220,000

- Stunning four-bedroom extended semi-detached home
- Positioned at the end of a quiet cul-de-sac
- Contemporary fixtures and fittings
- Spacious lounge and open-plan kitchen/diner/sitting room
- Ground floor WC, first floor family bathroom, and en-suite to the principal bedroom



Property Description

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ENTRANCE PORCH

4' 5" x 5' 10" (1.36m x 1.80m) Composite double glazed entrance door, uPVC double glazed windows, tiled flooring,

bench seat, double radiator with cover, uPVC double glazed door to the hallway with matching side window.

HALLWAY

14' 2" x 5' 10" (4.33m x 1.80m) Stairs to the first floor with flush storage cupboards beneath, laminate flooring, part panelled walls, double radiator, hard-wired smoke alarm and doors leading to the lounge and to the kitchen/diner/sitting room.

LOUNGE

14' 1" x 13' 3" (4.30m x 4.04m) Feature ornamental stove on a tiled hearth with recess above suitable for wall mounting a large TV. uPVC double glazed window, double radiator, inset LED spotlights and a telephone point.

KITCHEN/DINER/SITTING ROOM

KITCHEN AREA

8' 6" x 19' 6" (2.60m x 5.96m) A stunning space which extends to the rear, The kitchen is fitted with a good range of wall and

base units with soft closing doors and drawers which includes laminate worktops, tiled splash-backs and a large island extending to form a casual breakfast bar. Integrated fan assisted electric double oven, induction hob with extractor canopy over. Integrated microwave, integrated dishwasher, inset sink with mixer tap, space for an American style fridge/freezer, wine rack, inset LED spotlights, hard-wired smoke alarm and laminate flooring which extends into the dining room/sitting area.

DINING ROOM/SITTING AREA

7' 8" x 18' 9" (2.34m x 5.74m) Vaulted ceiling with two large double glazed Velux windows, uPVC double glazed folding patio doors, uPVC double glazed side window and two column radiators.

UTILITY ROOM

12' 5" (maximum) x 7' 4" (3.80m x 2.26m) Fitted with wall and base units with soft closing doors, laminate worktops, tiled splash-backs, plumbed for a washing machine, space for a

tumble dryer, concealed gas combi central heating boiler, tiled floor, double radiator, uPVC double glazed rear exit door and a door to the WC.

WC

5' 8" x 2' 8" (1.73m x 0.83m) WC, wash basin with tiled splash-back, tiled floor, single radiator, inset LED spotlight.

FIRST FLOOR

LANDING

Part panelled walls, hard-wired smoke alarm, Loft access hatch with pull-down fixed ladder (loft fully boarded for storage with electric sockets and light). Doors lead to the bedrooms and bathroom.

MASTER BEDROOM (DUAL ASPECT)

15' 1" x 7' 5" (4.62m x 2.28m) uPVC double glazed windows to the front and side, part panelled walls, double radiator and a door leading to the en-suite.

EN-SUITE

6' 0" x 7' 5" (1.83m x 2.28m) Thermostatic shower, double tray and glazed screen. Wash basin with base storage, WC, tiled splash-backs, black towel radiator, extractor fan, LED spotlight, extractor fan and a uPVC double glazed window.

BEDROOM 2 (TO THE FRONT)

13' 10" x 11' 1" (4.24m x 3.38m) Fitted wardrobes, uPVC double glazed window and a double radiator.

BEDROOM 3 (TO THE REAR)

9' 0" x 11' 1" (2.75m x 3.38m) uPVC double glazed window and a double radiator.

BEDROOM 4 (TO THE FRONT)

10' 10" (maximum) x 8' 2" (3.32m x 2.50m) Fitted wardrobe with sliding doors, uPVC double glazed window, part panelled wall and a single radiator.

BATHROOM

5' 10" x 8' 0" (1.80m x 2.45m) white suite featuring a free-standing bath, separate thermostatic shower with double tray and glazed screen. Wash basin, WC, fully tiled walls and floor, recessed mirror, uPVC double glazed frosted window, chrome towel radiator, inset LED spotlights and an extractor fan.

INTEGRAL GARAGE

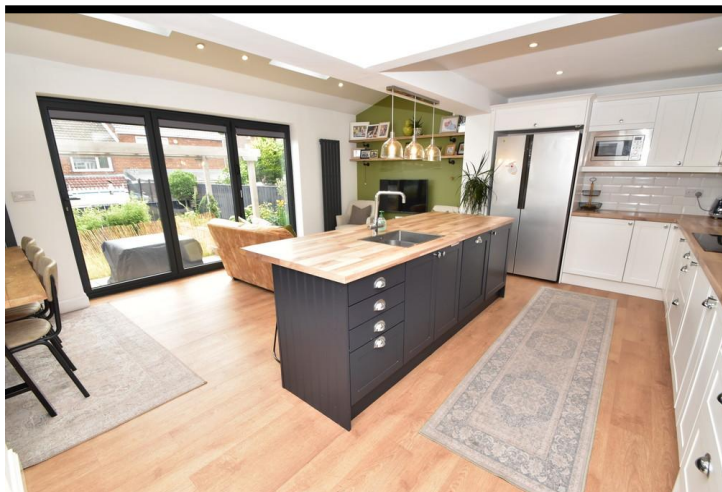
15' 2" x 7' 8" (4.63m x 2.35m) Electric roller door, electric car charging point, sink with mixer tap, power points, lighting and fixed shelving.

TO THE FRONT

Driveway providing off-street parking, low maintenance garden. Shared side path leads to private gate and rear garden.

TO THE REAR

A landscaped garden with paved patio, pergola, lawn, raised bed, twin electric socket, cold water supply tap, wall lights and





is enclosed by timber fence.

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.

UTILITIES

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

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.

MINING

The property is located within a former mining area.

BROADBAND SPEEDS AVAILABLE

According to Ofcom the following broadband speeds are available. We would recommend contacting a supplier to get the most accurate and up to date data.

Standard	16 mbps
Superfast	74 mbps
Ultrafast	10000 mbps

MOBILE PHONE COVERAGE

According to Ofcom based on customers' experience in the DH9 area, below shows the chance of being able to stream video, make a video call, or quickly download a web-page with images to your phone when you have coverage. It's the likelihood of you being able to get this performance within the

postal district depending on the network you are using.

Performance scores should be considered as a guide since there can be local variations.

O2 (82%), Vodafone (74%), Three (62%), EE (78)

VIEWINGS

We have created a walk-through 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. There is also a 360 degree tour available on our website. 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.



Tenure

Freehold

Council Tax Band

B

Viewing Arrangements

Strictly by appointment

Contact Details

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Anthony Street

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County Durham

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01207231111

GROUND FLOOR
76.1 sq.m. (819 sq.ft.) approx.



1ST FLOOR
56.4 sq.m. (608 sq.ft.) approx.



TOTAL FLOOR AREA : 132.6 sq.m. (1427 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		
69-80	C	74 C	78 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

