



Woodside Gardens | The Middles | Stanley | DH9 6BA

If you're looking for a home with exceptional outdoor space, this charming three-bedroom semi-detached house on Woodside Gardens, could be just what you're searching for. Set on a generous plot with large gardens, off-street parking, and no upper chain, the property enjoys a peaceful position overlooking woodland – ideal for families, gardeners, or those who simply love being surrounded by nature. The accommodation comprises an entrance hallway, lounge, separate dining room, kitchen with integrated appliances, first floor landing, three bedrooms, bathroom, and separate WC. Externally, the rear garden offers lawns, mature trees, hedging, garden sheds, and a greenhouse, creating a wonderful private outdoor retreat.

£115,000

- Three-bedroom semi-detached house
- Large plot with mature gardens and woodland outlook
- No upper chain – ideal for a smooth purchase
- Spacious lounge and separate dining room
- Kitchen with integrated appliances



Property Description

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Key Information:

Gas combi central heating, double glazing, EPC rating D (57), Council Tax band A, Freehold tenure.

Please note, the sale is subject to the grant of probate.

Virtual walk-through and 360° tours available at davidbailes.co.uk

HALLWAY

11' 5" x 6' 9" (3.50m x 2.08m) Double glazed entrance door, stairs to the first floor with storage area beneath, two uPVC double glazed windows, single radiator and a door leading to the lounge.

LOUNGE

22' 2" (maximum) x 12' 10" (maximum) (6.76m x 3.93m) A spacious lounge with dual aspect coming from uPVC double glazed windows to the front and double glazed patio doors to the rear. Fireplace with open fire on a stone hearth, dado rail, single and double radiators, telephone point, coving, TV aerial point and a door leading to the dining room.

DINING ROOM

9' 5" (maximum) x 11' 3" (2.88m x 3.43m) Cupboard housing the gas combi central heating boiler, uPVC double glazed window, inset spotlights, double radiator, coving, TV aerial point and a door leading to the kitchen.

KITCHEN

16' 4" x 6' 4" (4.98m x 1.95m) Fitted with a range of wall and base units with contrasting laminate worktops and tiled splash-backs. Integrated fan assisted electric oven/grill, four ring gas hob with concealed extractor fan over. Integrate fridge and freezer, stainless steel circular sink with vegetable drainer and mixer tap, plumbed for a washing machine, coving, uPVC double glazed windows to the front and rear plus matching side exit door.

FIRST FLOOR

LANDING

uPVC double glazed window, storage cupboard with shelving,

loft access hatch and doors leading to the bedrooms, bathroom and WC.

BEDROOM 1 (TO THE FRONT)

11' 11" x 11' 11" (3.64m x 3.64m) Storage cupboard, uPVC double glazed window, single radiator and a telephone point.

BEDROOM 2 (TO THE REAR)

10' 0" x 13' 0" (maximum) (3.07m x 3.97m) uPVC double glazed window and a single radiator.

BEDROOM 3 (TO THE FRONT)

8' 11" (maximum) x 7' 11" (maximum) (2.72m x 2.43m) Storage cupboard, uPVC double glazed window, single radiator and a TV aerial point.

WC

2' 8" x 4' 0" (0.82m x 1.22m) WC, part tiled walls, tiled floor and a uPVC double glazed frosted window.

BATHROOM

5' 1" x 6' 8" (1.57m x 2.04m) A white suite featuring a panelled bath with shower fitment, separate thermostatic shower in glazed corner cubicle, pedestal wash basin, fully tiled walls and floor, chrome towel radiator and a uPVC double glazed frosted window.

EXTERNAL

TO THE FRONT

Hard-stand providing off-street parking, mature hedges, paved patios and a path leading to the rear garden.

TO THE REAR

An extensive garden overlooking woodland with lawn, patio, garden sheds and a greenhouse. Enclosed by mature hedging and fences.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (57). 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 SPEEDS

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.

Broadband (estimated speeds)

Standard	7 mbps
Super-fast	80 mbps
Ultra-fast	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 (80%), Vodafone (71%), EE (68%), Three (62%).

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.

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

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GROUND FLOOR
49.4 sq.m. (531 sq.ft.) approx.



1ST FLOOR
40.3 sq.m. (434 sq.ft.) approx.



TOTAL FLOOR AREA : 89.7 sq.m. (965 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		75 C
55-68	D	57 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

