



## St. Aubyns Way | East Stanley | Co. Durham | DH9 0UP

This three-bedroom semi-detached house, located on a popular estate, has been tastefully upgraded and reconfigured to offer contemporary living. With potential for extension to the side and rear (subject to planning permission), it is ideally suited for a family, and early viewing is highly recommended. The accommodation includes a porch, hallway, kitchen/diner with integrated appliances, lounge, first-floor landing, three bedrooms (two of which are double), and a bathroom with a separate shower cubicle. There are gardens to the front and rear, a double driveway, and a long single attached garage. The house has been re-wired in recent years, features replacement uPVC double glazing, and benefits from gas combi central heating. It has an EPC rating of D (68), is freehold, and falls under Council Tax band C.

## Offers Over £180,000

- Three-bedroom semi-detached house
- Tastefully upgraded for contemporary living
- Potential for side and rear extensions, subject to planning permission
- Gardens to front and rear
- Double driveway and long single attached garage



## Property Description

### PORCH

4' 6" x 5' 5" (1.38m x 1.67m) Composite double glazed entrance door, uPVC double glazed windows, porcelain tiled floor, single radiator and twin glazed doors open to the hallway.

### HALLWAY

Porcelain tiled floor, decorative panelled walls, stairs leading to the first floor with storage cupboard beneath, double radiator with cover, inset LED spotlights and a door leading to the kitchen/diner.

### KITCHEN/DINER

8' 10" x 20' 1" (2.70m x 6.14m) Overlooking the rear garden with uPVC double glazed windows and matching French doors. The kitchen is fitted with a range of light grey Shaker style wall and base units with soft closing doors and drawers, contrasting laminate quartz effect worktops which extend to create a breakfast bar, tiled splash-backs. Integrated fan

assisted electric oven/grill, halogen hob with concealed extractor unit over. Integrated dishwasher and wine cooler, raised enamel sink with mixer tap, LED lighting to the plinths, porcelain tiled floor, tall column radiator, space for a dining table, COVING, inset ceiling LED lights, composite double glazed door leads to the attached garage and twin glazed doors open to the lounge.

### LOUNGE

21' 9" x 13' 9" (6.65m x 4.21m) Feature gas stove on a tiled hearth with floating Oak mantle over, laminate floor tiles, wall lights, coving, feature panelled wall, uPVC double glazed window, TV aerial, single radiator and inset LED lighting.

### FIRST FLOOR

### LANDING

uPVC double glazed window, part wood panelled walls, loft access hatch with pull-down ladder (loft is part boarded for storage and also houses the gas combi central heating boiler).

Inset LED lighting, coving and doors leading to the bedrooms and bathroom.

### BEDROOM 1 (TO THE FRONT)

12' 0" x 11' 6" (3.67m x 3.52m) Wall to wall sliding mirrored wardrobe, uPVC double glazed window with panoramic views, wall lights, feature wood panelled wall and a single radiator.

### BEDROOM 2 (TO THE REAR)

9' 5" x 11' 6" (2.88m x 3.52m) uPVC double glazed window and a single radiator.

### BEDROOM 3 (TO THE FRONT)

9' 0" x 8' 3" (2.75m x 2.52m) Panoramic views from the uPVC double glazed window, telephone point and a double radiator.

### BATHROOM/WC

6' 0" x 8' 2" (1.84m x 2.50m) A white suite featuring a panelled bath with centre tap, separate corner glazed cubide with thermostatic shower with additional body jets, wash basin with

base storage, wall mounted mirror with LED lighting, WC, part tiled walls, uPVC double glazed window, single radiator and PVC panelled ceiling with LED lighting.

#### GARAGE

24' 7" x 8' 2" (7.50m x 2.50m) An attached garage which is larger than average which allows for a utility area to the rear with plumbing for a washing machine, space for a tumble dryer and a laminate worktop. Electric remote controlled roller door, power points, lighting, composite double glazed door leading to the kitchen/diner and a uPVC double glazed rear exit door with matching side window leading to the rear garden.

#### EXTERNAL

#### TO THE FRONT

Double width block paved driveway providing off-street parking for two vehicles, low maintenance garden and side path leading to the rear.

#### TO THE REAR

With a South West aspect, large paved patio, cold water supply tap, twin outdoor sockets, security lights, steps lead to a raised lawn. Enclosed by timber fencing and mature hedge.

#### HEATING

Gas fired central heating via combination boiler and radiators.

#### GLAZING

uPVC double glazing installed in recent years and new external doors.

#### ENERGY EFFICIENCY

EPC rating D (68). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

#### COUNCIL TAX

The property is in Council Tax band C.

#### TENURE

We understand that the property is freehold. We would recommend that any purchaser has this confirmed by their legal advisor.

#### ELECTRICS

We have been informed that the property has been subject to a full re-wire in recent years.

#### 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

## Viewing Arrangements

Strictly by appointment

## Contact Details

Anthony House

Anthony Street

Stanley

County Durham

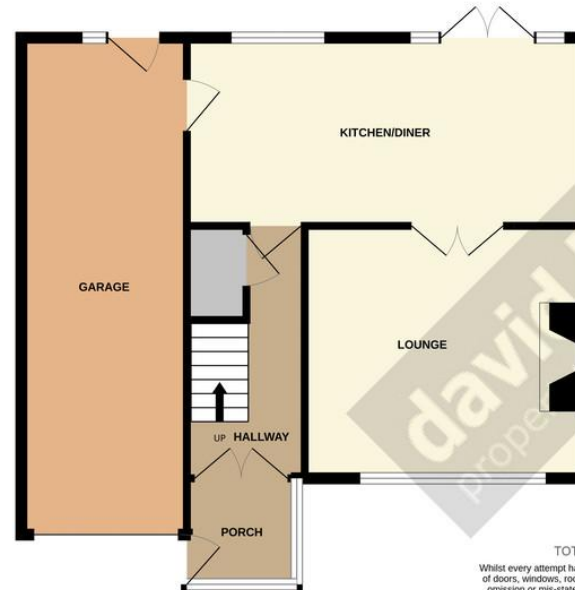
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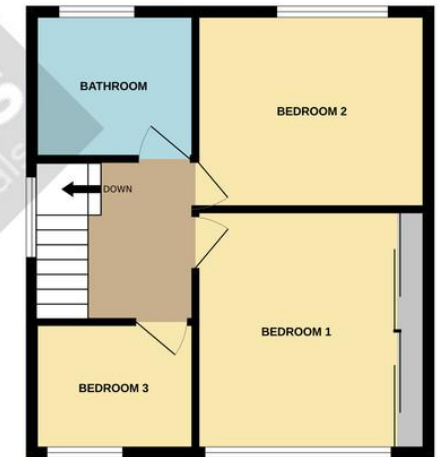
[info@davidbailes.co.uk](mailto:info@davidbailes.co.uk)

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GROUND FLOOR  
60.3 sq.m. (649 sq.ft.) approx.

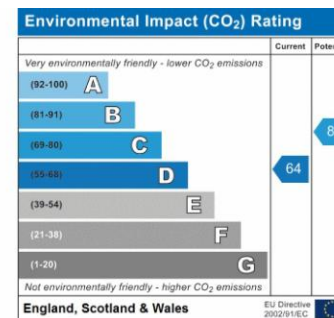
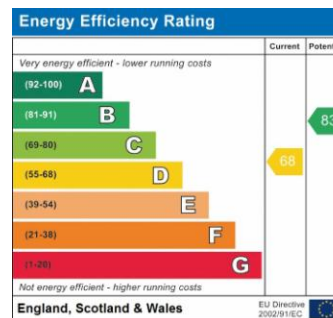


1ST FLOOR  
39.8 sq.m. (429 sq.ft.) approx.



TOTAL FLOOR AREA: 100.1 sq.m. (1078 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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