



Bridgemean, Pearson Street, DH9 8RQ
3 Bed - Bungalow - Detached
Offers Over £200,000

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Bridgemead

Pearson Street, DH9 8RQ

**** NO CHAIN | RARE OPPORTUNITY | MODERN KITCHEN, BATHROOM, AND EN-SUITE | SPACIOUS ACCOMMODATION | LARGER-THAN-AVERAGE GARAGE WITH AMPLE HEAD HEIGHT | LARGE PLOT WITH PRIVATE REAR GARDEN ****

Offered to the market with the benefit of immediate vacant possession, this exceptionally rare opportunity presents a beautifully maintained three-bedroom detached bungalow. Set on a generous plot with a large garden, this property ensures an excellent degree of privacy.

Internally, the rooms are spacious and modern, and the bungalow is presented to a high standard throughout. The layout comprises: an entrance hallway, a very spacious lounge with dual aspect windows and French doors leading to the rear garden, a modern and spacious kitchen and dining room, a contemporary white suite bathroom, three well-proportioned bedrooms, one of which includes en-suite facilities.

The property also features a larger-than-average garage with an oversized door and ample headroom. Externally, there is a driveway to the front and gardens surrounding the property, with the rear garden being particularly large and private.

Kip Hill, located in Stanley, County Durham, is an area known for its residential setting and beautiful surroundings. The area offers a mix of local amenities, including shops, schools, and recreational facilities, making it ideal for families and professionals alike. Its proximity to Stanley town centre provides easy access to larger retail options, dining, and entertainment. Additionally, Kip Hill enjoys excellent transport links, with easy access to major roads and public transport routes, making it convenient for commuting to nearby cities such as Durham and Newcastle. Kip Hill's blend of rural charm and urban convenience makes it a desirable location for those seeking a peaceful yet well-connected place to live.











Hallway

Lounge

22'3" x 13'1" (6.8 x 4)

Kitchen / Diner

13'9" x 11'9" (4.2 x 3.6)

Bedroom

10'5" x 10'2" (3.2 x 3.1)

Bedroom

10'9" x 10'2" max (3.3 x 3.1 max)

Bedroom

13'1" x 10'5" (4 x 3.2)

En-Suite

Bathroom

Garage

17'4" x 9'10" (5.3 x 3)

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 8 Mbps, Superfast 31 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band D - Approx. £2,431 p.a

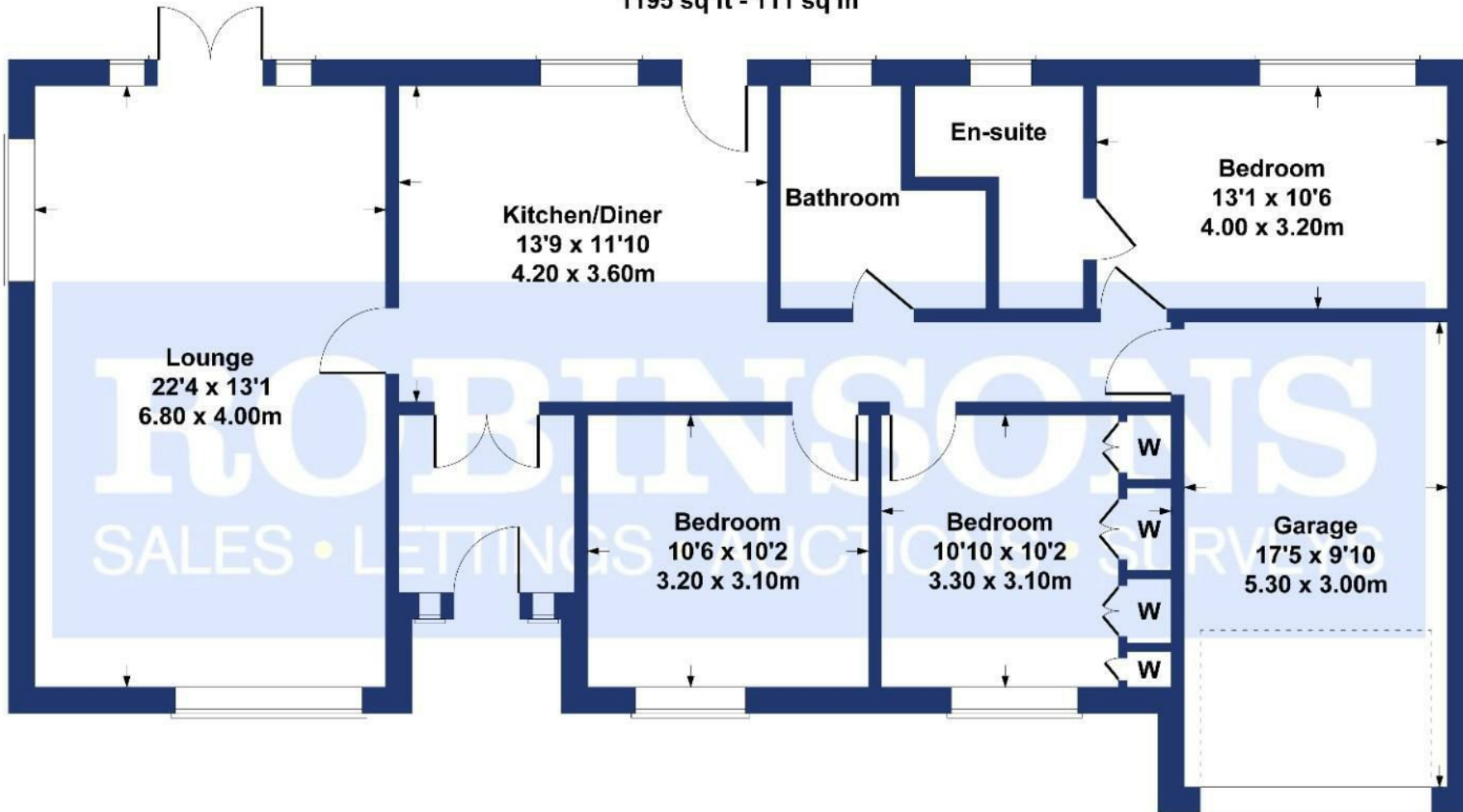
Energy Rating: D

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



Bridgemead

Approximate Gross Internal Area
1195 sq ft - 111 sq m



| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (82 plus) | A | | |
| (81-81) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 65 | 81 |
| EU Directive 2002/91/EC | | | |

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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