

Wooley Meadows, Stanley, DL15 9UE
2 Bed - House - Semi-Detached
£100,000

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Robinsons have the pleasure of offering to the sales market this two bedroom semi-detached house with off road parking and generous size rear garden. The house is warmed by gas central heating and has UPVC double glazing, we feel it would be a great buy for first time buyers and small families.

The internal accommodation comprises; entrance vestibule, lounge, inner hallway, cloakroom/WC, kitchen/dining room with patio doors leading to the rear garden.

To the first floor there are two bedrooms and a bathroom.

Outside there is a driveway to the front and enclosed garden to the rear.

Wooley Meadows is a modern housing development located in Stanley Crook, it is well located being within close proximity to schooling and bus links.. Amenities are close by in Billy Row and Crook town centre.

We feel an internal viewing is a must to fully appreciate this property. Please contact Robinsons today to arrange yours.

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

EPC Rating: TBC

Tenure: Freehold

Council Tax Band: A

Annual Price: £1,701

Broadband

Basic

4 Mbps

Superfast

48 Mbps

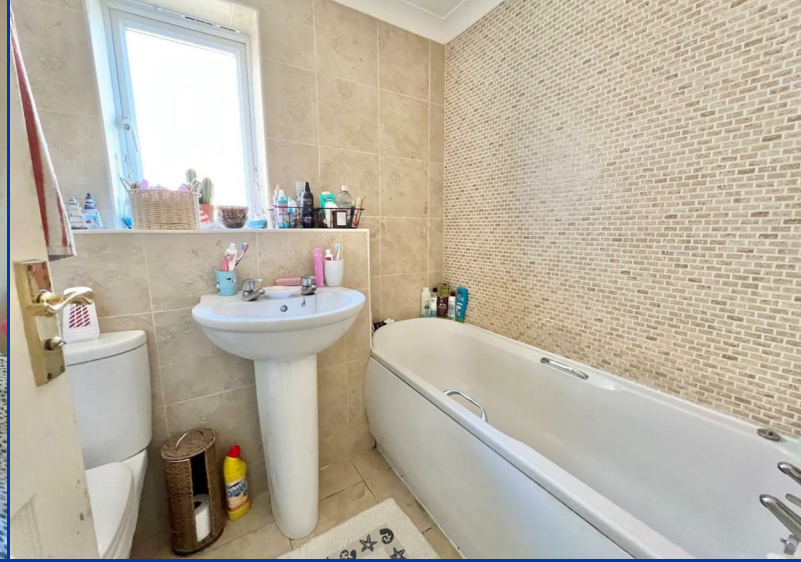
Ultrafast

1800 Mbps

Mobile Signal: Average/Good

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 and C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



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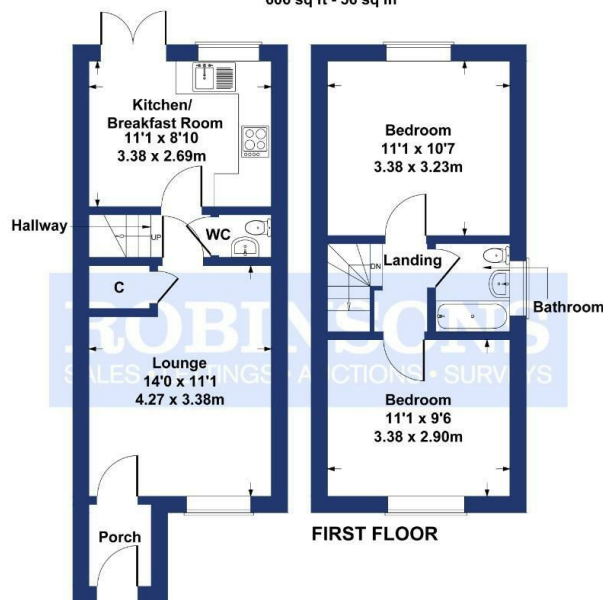
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Wooley Meadows Stanley Crook

Approximate Gross Internal Area
606 sq ft - 56 sq m



GROUND FLOOR

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. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(48-54)	E		
(35-47)	F		
(1-34)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(48-54)	E		
(35-47)	F		
(1-34)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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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