



Causey View, Stanley, DH9 0UY  
3 Bed - House - Semi-Detached  
£75,000

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## Causey View Stanley, DH9 0UY

\* CASH BUYERS ONLY \* NO ONWARD CHAIN \* DECEPTIVELY SPACIOUS \* THREE GOOD-SIZED BEDROOMS \* TWO RECEPTION ROOMS \* POPULAR LOCATION CLOSE TO AMENITIES \*

This semi-detached home offers excellent space and is ideally suited to cash buyers.

The entrance hallway gives access to a bright front lounge, and a separate dining room provides a great space for family meals or entertaining. To the rear, there is a refitted kitchen with a good range of units and worktops.

Upstairs, there are three well-proportioned bedrooms, with the main bedroom benefiting from fitted wardrobes. The bathroom has a white suite including a shower.

The property benefits from gas central heating and UPVC double glazing, ensuring warmth and efficiency throughout.

Externally, there is an enclosed garden, while the location on the outskirts of Stanley town centre provides easy access to local shops, schools, and everyday amenities. The area also offers strong transport links, making it convenient for travel across the region.

Available with no onward chain, this is a fantastic opportunity to purchase a spacious home in a popular and accessible setting.

















## GROUND FLOOR

### Hallway

### Lounge

13'1" x 11'5" (4 x 3.5)

### Dining Room

12'1" x 10'9" (3.7 x 3.3)

### Kitchen

11'5" x 9'2" (3.5 x 2.8)

## FIRST FLOOR

### Landing

### Bedroom

11'9" x 11'5" (3.6 x 3.5)

### Bedroom

12'1" x 9'10" (3.7 x 3)

### Bedroom

8'6" x 8'2" (2.6 x 2.5)

### Bathroom

## AGENT'S NOTES

Electricity Supply: Mains, solar

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 9 Mbps, Superfast 76 Mbps, Ultrafast 1,000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,701 p.a

Energy Rating: C

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.

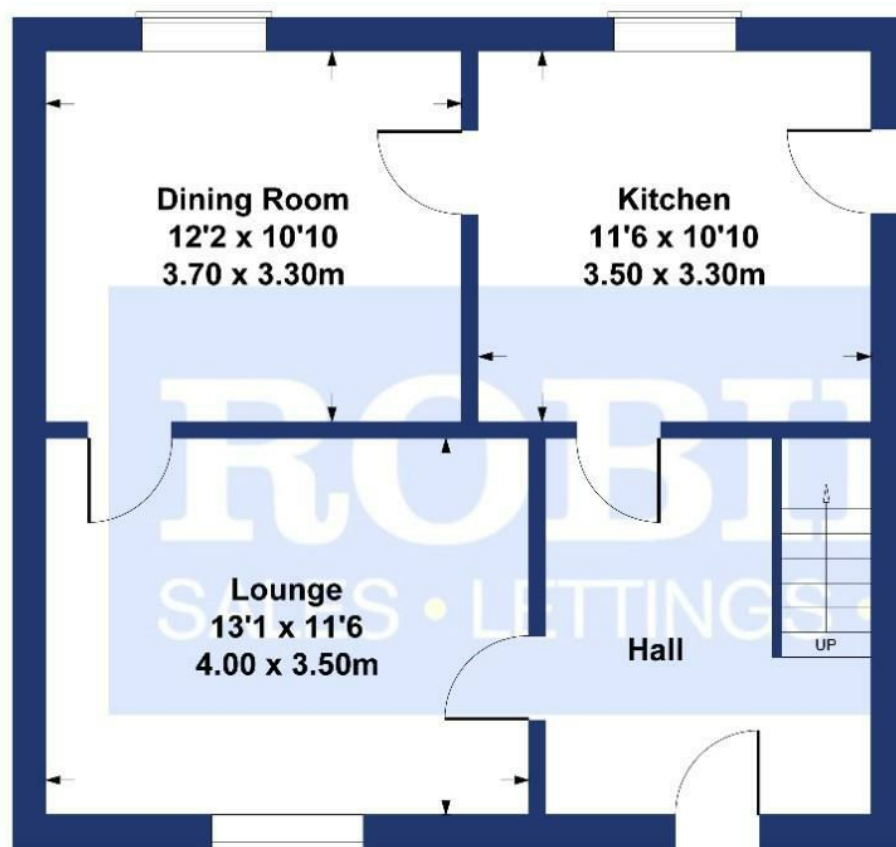
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



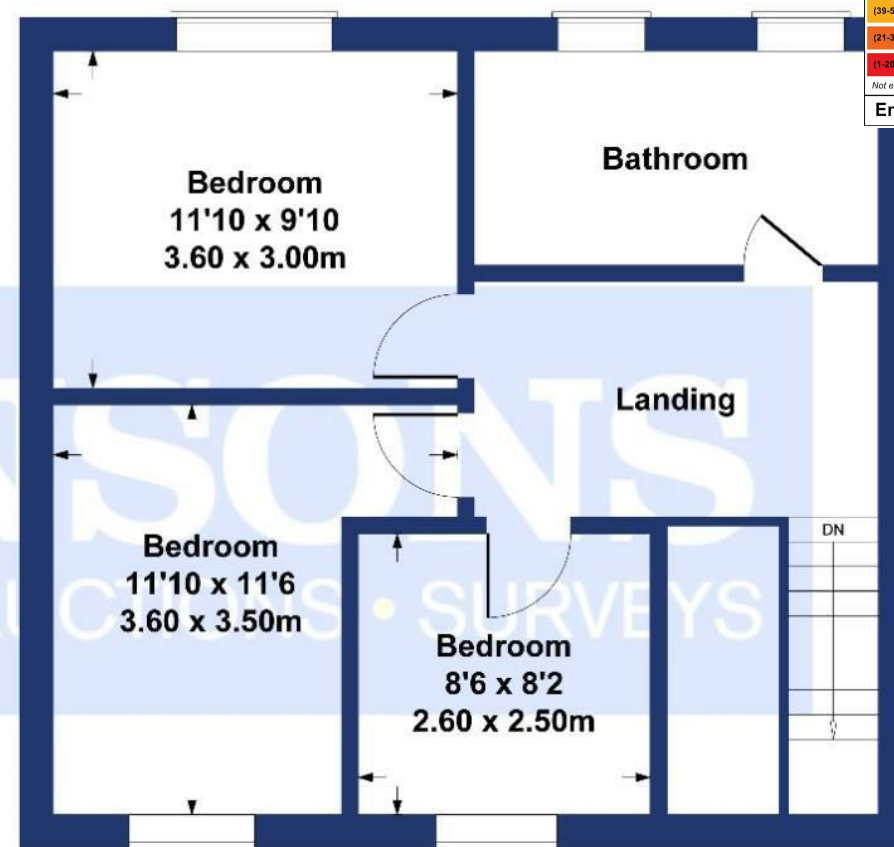
# Causey View

Approximate Gross Internal Area  
1076 sq ft - 100 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



**GROUND FLOOR**



**FIRST 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

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.

