



## Murray Park | Stanley | Co. Durham | DH9 0PU

A four-bedroom detached home on a popular modern development close to Stanley town centre. Features include a spacious lounge, family/dining room, kitchen/diner with utility and WC, four bedrooms (master ensuite) and family bathroom. Detached garage, driveway and gardens front and rear. Gas central heating, uPVC double glazing and EPC rating C (75). Convenient for commuting to Newcastle, Durham and Sunderland. Freehold, Council Tax band E. Virtual tours available.

£285,000

- 4 bedroom detached family home
- Gardens to front and rear
- Detached garage and parking
- Lounge, family room/dining room plus kitchen/diner
- Master with ensuite



## Property Description

### HALLWAY

Double glazed entrance door, LVT flooring, stairs to the first floor with storage cupboard beneath, single radiator, coving and doors leading to the reception rooms and the kitchen/diner.

### LOUNGE

15' 4" (maximum) x 10' 5" (4.68m x 3.20m) Bay window with uPVC double glazed windows, single radiator, coving, telephone points, TV digital aerial and satellite TV cables.

### DINING/FAMILY ROOM

11' 4" x 8' 5" (3.46m x 2.58m) Bay window with uPVC double glazed windows, single radiator, coving and satellite TV cables.

### KITCHEN/DINER

A spacious room overlooking the rear garden.

### KITCHEN AREA

11' 6" x 11' 0" (3.53m x 3.36m) A contemporary kitchen fitted with a range of high gloss wall and base units finished in grey with contrasting laminate worktops extending to form a breakfast bar and tiled splash-backs. Integrated fan assisted double oven/grill, inset induction hob with glass splash-back and extractor canopy over. Stainless steel sink with vegetable drainer and professional mixer tap, integrated fridge/freezer and dishwasher, LVT flooring, inset LED spotlights, door to the utility room and a uPVC double glazed window overlooking the rear garden.

### DINING AREA

11' 3" x 9' 10" (3.45m x 3.01m) LVT flooring, uPVC double glazed windows and matching French doors opening to the rear decking. TV aerial point, telephone point and two single radiators.

### UTILITY ROOM

7' 7" x 5' 1" (2.32m x 1.57m) Fitted with high gloss wall and

base units in grey with contrasting laminate worktops and tiled splash-backs. Concealed gas central heating boiler, plumbed for a washing machine, space for a tumble dryer, LVT flooring, single radiator, ceiling extractor fan, uPVC double glazed window, double glazed side exit door and a door leading to the WC.

### CLOAKROOM/WC

3' 8" x 5' 9" (1.12m x 1.77m) A white suite with a wash hand basin and tiled splash-back plus a low level WC. LVT flooring, extractor fan, and a single radiator.

### FIRST FLOOR

#### LANDING

A spacious landing with room for a study area. Turned newel post balustrade and spindles, loft access hatch with pull-down loft ladder for access to partially boarded storage area. Built-in storage cupboards (one incorporates a large hot water tank). uPVC double glazed window and a single radiator. Doors lead

off to all bedrooms and the family bathroom.

#### MASTER BEDROOM

10' 2" x 10' 8" (3.12m x 3.26m) Fitted sliding mirrored wardrobe with hanging rail and shelf, single radiator, uPVC double glazed window, TV aerial and telephone point. Door leads to the en-suite.

#### EN-SUITE

Enclosed shower with sliding glazed doors and mains-fed thermostatic shower, pedestal wash basin, low level WC, tiled splash-backs, white ladder style towel radiator, shaver socket, uPVC double glazed frosted window, extractor fan and LED inset spotlights.

#### BEDROOM 2 (TO THE FRONT)

11' 2" x 8' 6" (3.41m x 2.60m) Fitted sliding mirrored wardrobe with hanging rail and shelf, single radiator and a uPVC double glazed window.

#### BEDROOM 3 (TO THE REAR)

7' 11" (maximum) x 8' 10" (2.42m x 2.70m) Fitted sliding mirrored wardrobe with hanging rail and shelf, single radiator and a uPVC double glazed window.

#### BEDROOM 4 (TO THE REAR)

7' 10" x 10' 0" (2.41m x 3.07m) Single radiator and a uPVC double glazed window.

#### BATHROOM

5' 6" x 6' 11" (1.70m x 2.12m) A white suite featuring a white suite with a panelled bath, tiled splash-backs, pedestal wash basin, low-level WC, single radiator, uPVC double glazed window, extractor fan, shaver socket and LED spotlights.

#### TO THE FRONT

Twin lawn, external light, pathway leads to the sides.

#### TO THE REAR

Timber decking and balustrade with steps down to paved patio

and lawn garden. Cold water supply tap, gate to further garden area. Paved steps lead down to a gate giving access to the detached garage and driveway.

#### GARAGE & PARKING

A detached single garage situated to the rear in a block of three with block paved driveway providing additional parking.

#### HEATING

Gas fired central heating via boiler and radiators.

#### GLAZING

uPVC double glazing installed.

#### ENERGY EFFICIENCY

EPC rating C (75). 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 E.

#### UTILITIES

The property is connected with a mains gas, water and electricity supply and is connected to the mains drainage.

#### 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	16 mbps
Superfast	80 mbps
Ultrafast	1800 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 (8-%), Vodafone (71%), Three (68%), EE (68%)

#### 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.



## Tenure

Freehold

## Council Tax Band

E

## Viewing Arrangements

Strictly by appointment

## Contact Details

Anthony House

Anthony Street

Stanley

County Durham

DH9 8AF

[www.davidbailes.co.uk](http://www.davidbailes.co.uk)

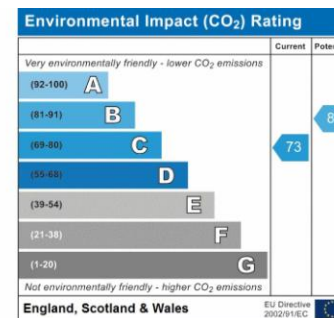
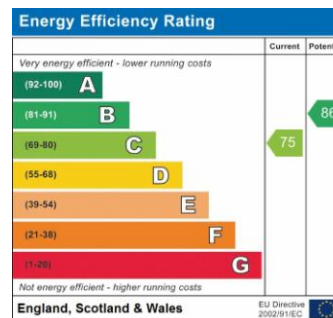
[info@davidbailes.co.uk](mailto:info@davidbailes.co.uk)

01207231111



TOTAL APPROX. FLOOR AREA 119.2 SQ.M. (1283 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
Made with Metropix ©2017



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



rightmove  
find your happy

