



## Orchard Grove | Kip Hill | Stanley | DH9 8NG

A beautifully presented double-fronted, three-bedroom detached home finished to a high standard throughout and set on the ever-popular Orchard Grove, Stanley. Designed with modern living in mind, the property enjoys dual-aspect rooms, a generous rear garden, and a detached garage, making it an ideal family home. The ground floor comprises a welcoming entrance hallway, spacious dual-aspect lounge, stylish kitchen/diner with plenty of natural light, ground floor WC and a practical utility room. Upstairs, there are three well-proportioned bedrooms, including a master with en-suite, alongside a modern family bathroom. Further benefits include gas combi central heating, uPVC double glazing, freehold tenure, Council Tax Band D and an EPC rating C (78). 360-degree and walk-through virtual tours are available, however early in-person viewing is strongly recommended to fully appreciate the quality and space on offer.

£245,000

- Double-fronted detached family home
- Three well-sized bedrooms
- Large rear garden ideal for families and entertaining
- Detached garage
- Dual-aspect lounge and kitchen/diner



## Property Description

### HALLWAY

14' 8" x 6' 3" (4.49m x 1.93m) Composite double glazed entrance door, uPVC double glazed windows, laminate flooring, stairs to the first floor, single radiator and doors to the lounge, kitchen/diner and cloakroom/WC.

### CLOAKROOM/WC

2' 10" x 6' 3" (0.87m x 1.92m) WC, wash basin with tiled splash-back, tiled floor, single radiator and a ceiling extractor fan.

### LOUNGE

19' 5" x 9' 10" (5.94m x 3.27m) Dual aspect room with uPVC double glazed French doors opening to the rear garden and a matching front window. Two single radiators and coving.

### KITCHEN/DINER

19' 5" x 10' 9" (maximum) (5.94m x 3.30m) Dual aspect room with upgraded range of wall and base units finished in a light

high gloss grey with soft closing doors and drawers and contrasting quartz worktops which extend to form a breakfast bar, matching upturns and tiled splash-backs. Integrated fan assisted electric double oven/grill with extractor hood over, recessed sink with mixer tap, built-in wine rack, uPVC double glazed windows, plumbed for a dishwasher, double radiator, laminate flooring and a door leading to the utility room.

### UTILITY ROOM

5' 1" x 7' 0" (1.57m x 2.15m) Laminate worktop, tiled floor, wall mounted gas combi central heating boiler, plumbed for a washing machine, space for a fridge/freezer, wall mounted extractor fan, single radiator and a composite double glazed rear exit door.

### FIRST FLOOR

### LANDING

15' 4" x 6' 5" (4.68m x 1.98m) Storage cupboard with hanging rail, loft access hatch with pull-down loft ladder (part boarded

for storage), uPVC double glazed window, single radiator and doors leading to the bedrooms and bathroom.

### MASTER BEDROOM (TO THE FRONT)

9' 7" (maximum) x 17' 5" (maximum) (2.93m x 5.33m) Storage cupboard with hanging rail and shelf, uPVC double glazed windows, single radiator and a door to the en-suite.

### EN-SUITE

3' 9" x 10' 9" (1.16m x 3.28m) Thermostatic shower, folding glazed door, tiled splash-backs, wash basin with base storage, WC, tiled floor, double radiator and a ceiling extractor fan.

### BEDROOM 2 (TO THE FRONT)

10' 7" (maximum) x 10' 9" (3.25m x 3.30m) Storage cupboard with shelf and hanging rail, laminate flooring, uPVC double glazed window and a single radiator.

### BEDROOM 3 (TO THE REAR)

6' 6" x 10' 9" (2.00m x 3.30m) Storage cupboard with shelf and

hanging rail, laminate flooring, uPVC double glazed window and a single radiator.

#### BATHROOM

5' 6" x 10' 9" (1.68m x 3.30m) A white suite featuring a panelled bath, separate thermostatic shower with glazed screen and folding door. Pedestal wash basin, WC, single radiator, uPVC double glazed frosted window and a ceiling extractor fan.

#### EXTERNAL

#### TO THE FRONT

Open plan lawns, side path and gate lead to the rear garden.

#### TO THE REAR

A larger than average level garden landscaped with paved patio, artificial lawn, timber decking, chipped barked play area, cold water supply tap and gate leading to the detached garage.

#### GARAGE & PARKING

Detached single garage in a block of two to the rear with parking space in front.

#### HEATING

Gas fired central heating via combination boiler and radiators.

#### GLAZING

uPVC double glazing installed.

#### ENERGY EFFICIENCY

EPC rating C (78). 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 D.

#### 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 15 mbps

Superfast 94 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 webpage 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.

This shows the percentage of measurements across your postal district over the last 12 months that can successfully stream video or make a video call if they have coverage.

O2 (75%), Vodafone (72%), EE (67%), Three (62%).

#### MINING

The property is located within a former mining area.

#### 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. 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

D

## Viewing Arrangements

Strictly by appointment

## Contact Details

Anthony House

Anthony Street

Stanley

County Durham

DH9 8AF

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

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GROUND FLOOR  
52.0 sq.m. (559 sq.ft.) approx.

1ST FLOOR  
50.0 sq.m. (538 sq.ft.) approx.



TOTAL FLOOR AREA : 102.0 sq.m. (1097 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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



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