

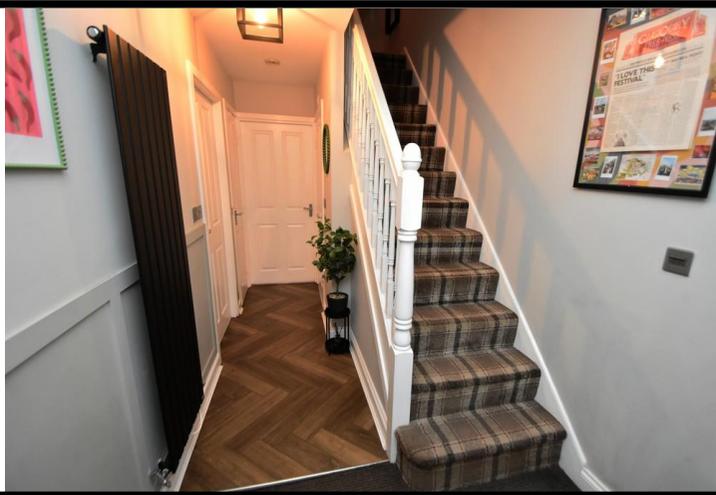


Orchard Grove | Kip Hill | Stanley | DH9 8NL

Situated within a pleasant cul-de-sac on the ever-popular Orchard Grove estate in Kip Hill, this well-presented three bedroom semi-detached home offers modern family living in a convenient Stanley location. The accommodation briefly comprises an entrance hallway, ground floor cloakroom/WC, a stylish kitchen/diner and a spacious lounge with patio doors opening onto the rear garden. To the first floor are three well-proportioned bedrooms, including a master bedroom with en-suite shower room, along with a family bathroom. Externally, the property enjoys a private rear garden featuring raised timber decking, ideal for outdoor dining, together with a double driveway providing off-street parking. Further benefits include gas combi central heating, full uPVC double glazing, freehold tenure and Council Tax Band B. EPC rating C (77). Virtual tours are available via our website. Early viewing is highly recommended.

£165,000

- Popular modern estate within a quiet cul-de-sac
- Three bedroom semi-detached family home
- Master bedroom with en-suite shower room
- Spacious lounge with patio doors to garden
- Modern kitchen/diner ideal for family living



Property Description

HALLWAY

uPVC double glazed entrance door to hallway. Staircase with turned newel post and spindles, LVT flooring, part-panelled walls, telephone point, column radiator and a built in storage cupboard. Doors lead to the kitchen/diner, cloakroom/WC and lounge.

CLOAKROOM/WC

Low level WC, wash basin with base storage, column radiator, LVT flooring and an extractor fan.

KITCHEN/DINER

14' 6" x 9' 0" (4.42m x 2.76m) A modern kitchen fitted with a range of wall and base units with complimentary laminate worktops, upturns and tiled splash-backs. Integrated fan assisted electric oven/grill, gas hob with glass splash-back and illuminated extractor unit over. Single drainer sink with vegetable drainer and mixer tap, integrated fridge and freezer, plumbed for a washing machine and a concealed gas combi

central heating boiler. uPVC double glazed window and a column radiator. Part-panelled walls, inset LED spotlights and LVT flooring.

LOUNGE

10' 4" x 15' 5" (3.15m x 4.72m) uPVC double glazed French doors open to the rear garden, additional uPVC double glazed window, LVT flooring, column radiator, TV aerial and telephone point.

FIRST FLOOR

LANDING

Built-in storage cupboard, loft access hatch (with loft ladder and part boarded for storage). Doors lead to the bedrooms and bathroom.

MASTER BEDROOM (TO THE FRONT)

8' 6" x 9' 10" (2.61m x 3.00m) Fitted sliding mirrored wardrobes plus over bed storage cupboards. Single radiator, uPVC

double glazed window and door leading to the en-suite.

EN-SUITE

5' 2" x 5' 5" (1.60m x 1.67m) Glazed fully enclosed cubicle with sliding doors and a thermostatic mains-fed shower, pedestal wash basin, tiled splash-backs, low level WC, single radiator, extractor fan, laminate floor tiles and a uPVC double glazed frosted window.

BEDROOM 2 (TO THE REAR)

9' 11" x 8' 9" (3.04m x 2.68m) uPVC double glazed window and a single radiator.

BEDROOM 3 (TO THE REAR)

8' 6" x 6' 5" (2.60m x 1.98m) Fitted mirrored sliding wardrobe, single radiator and a uPVC double glazed window.

BATHROOM

6' 2" x 5' 7" (1.88m x 1.71m) A white suite with a panelled bath, pedestal wash basin and a low level WC, part-tiled walls,

extractor fan and a single radiator.

EXTERNAL

TO THE FRONT

Open plan lawn garden, bordered by shrubs, external light.

TO THE REAR

Paved patio, lawn garden extending to the side, feature timber decking with inset LED lighting and balustrade. Timber shed, outdoor electric socket, enclosed by timber fencing.

PARKING

Double tarmac driveway to the rear providing off street parking for two vehicles.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating C (77). 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 B.

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 |
| Super-fast | 261 mbps |
| Ultra-fast | 1000 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.





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

B

Viewing Arrangements

Strictly by appointment

Contact Details

Anthony House

Anthony Street

Stanley

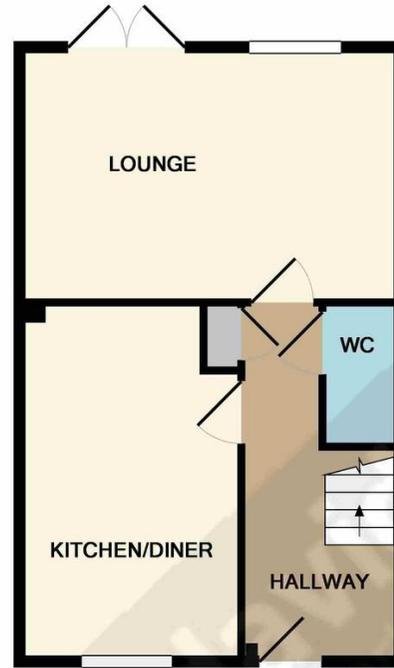
County Durham

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GROUND FLOOR
APPROX. FLOOR
AREA 35.7 SQ.M.
(385 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 35.7 SQ.M.
(384 SQ.FT.)

TOTAL APPROX. FLOOR AREA 71.4 SQ.M. (769 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
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | 77 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 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

