

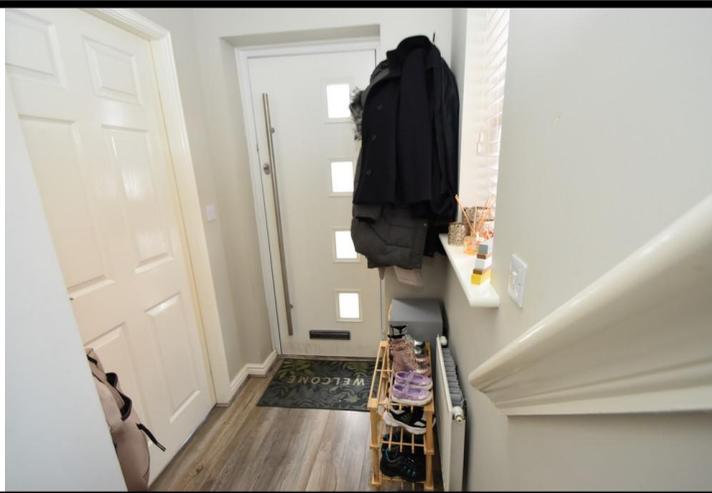


## Hedley Close | New Kyo | Stanley | DH9 7BZ

Built in 2016 and presented to a high standard throughout, this modern three-bedroom semi-detached home offers stylish and well-planned accommodation ideal for families, first-time buyers or professionals. The property comprises an entrance hallway, comfortable lounge, contemporary kitchen/diner perfect for everyday living and entertaining, and a convenient ground floor W/C. To the first floor are three bedrooms and a modern family bathroom. Externally, the home benefits from an integral heated garage, a twin-car driveway providing ample off-street parking, and a pleasant rear garden ideal for relaxing or family use. Further features include gas combi central heating, full uPVC double glazing, freehold tenure and an excellent EPC rating B (82) making the home energy efficient and economical.

£155,000

- Built in 2016 modern semi-detached home
- Three well-proportioned bedrooms
- Contemporary kitchen/diner
- Integral heated garage
- Twin car driveway providing off-street parking



## Property Description

### HALLWAY

Composite double glazed entrance door, uPVC double glazed window, single radiator, laminate flooring, stairs to the first floor and a door to the lounge.

### LOUNGE

15' 1" x 9' 11" (4.60m x 3.04m) uPVC double glazed window, under-stair storage cupboard, Nest smart thermostat, hard-wired smoke alarm, double radiator, telephone point, TV aerial point and a door to the kitchen/diner.

### KITCHEN/DINER

7' 8" x 13' 5" (2.36m x 4.10m) Overlooking the rear garden, fitted with a range of wall and base units finished in high gloss cream with concealed lighting onto butchers block style laminate worktops and part-tiled walls. Integrated fan assisted electric oven/grill, four ring gas hob with concealed extractor over. Stainless steel with vegetable drainer and mixer tap, wall mounted gas combi central heating boiler, plumbed for a

washing machine and space for a fridge. Dining area, tiled floor, column radiator with mirror, ceiling extractor fan, heat/smoke hard-wired alarm, uPVC double glazed window and matching French doors plus a door to the ground floor WC.

### WC

5' 2" x 3' 1" (1.60m x 0.95m) Vanity wash basin with base storage, mirror over with LED light, WC, fully tiled walls, floor and ceiling, chrome towel radiator and a ceiling extractor fan.

### FIRST FLOOR

#### LANDING

Loft access hatch, single radiator, hard-wired smoke alarm and doors leading to the bedrooms and bathroom.

#### BEDROOM 1 (DUAL ASPECT)

16' 9" x 9' 2" (5.13m x 2.81m) Fitted wardrobe with sliding doors, uPVC double glazed windows, double radiator and a

NEST smart thermostat.

#### BEDROOM 2 (TO THE FRONT)

11' 5" (into wardrobe) x 13' 6" (3.50m x 4.13m) Fitted wardrobe with sliding doors, domer style uPVC double glazed window and a single radiator.

#### BEDROOM 3 (TO THE REAR)

11' 8" x 6' 9" (3.57m x 2.07m) uPVC double glazed window and a single radiator.

#### BATHROOM

6' 0" x 6' 3" (1.83m x 1.93m) A white suite featuring a P-shaped bath with mains thermostatic shower over with fully tiled walls and floor and glazed screen. vanity wash basin with base storage and LED mirror over, WC, chrome towel radiator, inset LED spotlights, wall extractor fan and a uPVC double glazed frosted window.

## EXTERNAL

### INTEGRAL GARAGE

17' 0" x 8' 6" (5.20m x 2.60m) Up and over door, power points, lighting, double radiator and a rear exit door to the garden.

### TO THE FRONT

Two-car driveway, side path and gate leads to the rear garden.

### TO THE REAR

Timber decking, cold water supply tap, external light, lawn, enclosed by timber fence.

### HEATING

Gas fired central heating via combination boiler and radiators controlled by Nest smart thermostats.

### GLAZING

uPVC double glazing installed.

## ENERGY EFFICIENCY

EPC rating B (82). 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	7 mbps
Super-fast	80 mbps
Ultra-fast	2000 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 (77%), Vodaphone (74%), EE (72%), Three (63%).





#### 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

DH9 8AF

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

01207231111

GROUND FLOOR  
43.0 sq.m. (463 sq.ft.) approx.



1ST FLOOR  
41.8 sq.m. (450 sq.ft.) approx.



TOTAL FLOOR AREA : 84.8 sq.m. (913 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		95 A
81-91	B	82 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 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

