

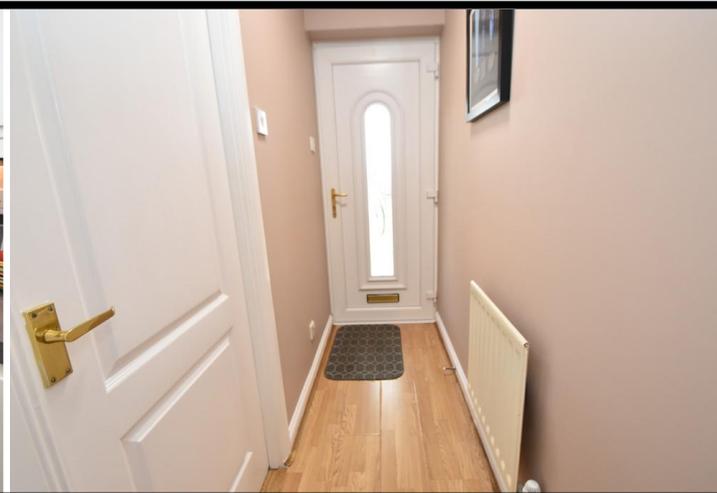


Sheridan Drive | East Stanley | Co. Durham | DH9 6YX

An immaculate and significantly improved three bedroom semi-detached home, superbly positioned on the ever popular Sheridan Drive in East Stanley. This stylish property offers modern living throughout, featuring a welcoming hallway, a contemporary kitchen with integrated appliances, and a spacious lounge/diner with views over the beautifully landscaped rear garden. To the first floor are three well-proportioned bedrooms, including a master with en-suite, along with a modern family bathroom. Externally, the home benefits from off-street parking, an integral garage, and a private rear garden ideal for relaxing or entertaining. Freehold, Council Tax Band B, EPC rating TBC. 360° and walk-through virtual tours available.

£198,000

- Immaculate three bedroom semi-detached home
- Highly sought-after location on Sheridan Drive, East Stanley
- Stylish and modern throughout
- Lounge/diner overlooking rear garden
- Contemporary kitchen with integrated appliances



Property Description

HALLWAY

6' 10" x 2' 11" (2.09m x 0.89m) uPVC double glazed entrance door, laminate flooring, single radiator, PVC panelled ceiling, doors lead to the kitchen and lounge/diner.

KITCHEN

10' 4" x 6' 8" (3.16m x 2.05m) Fitted with a range of high-gloss wall and base units with soft closing doors and drawers plus concealed lighting onto contrasting laminate worktops and tiled splash-backs. Integrated fan assisted electric oven/grill, inset gas hob with extractor canopy over and an integrated combi microwave. Inset sink with vegetable drainer and mixer tap, integrated washing machine and fridge. Concealed central heating boiler, uPVC double glazed window, laminate vinyl tiled flooring, kick-plate electric heater, inset LED spotlights.

LOUNGE/DINER

11' 8" x 18' 5" (3.57m x 5.63m) Overlooking the rear garden with laminate flooring, stairs to the first floor, uPVC double

glazed windows and matching French doors, telephone point, TV aerial and single radiators.

INTEGRAL GARAGE

14' 9" x 8' 8" (4.50m x 2.66m) Up and over door, power points and lighting.

FIRST FLOOR

LANDING

Large airing cupboard housing the hot water tank, loft access hatch and doors leading to the bedrooms and bathroom.

MASTER BEDROOM (TO THE REAR)

12' 0" x 9' 4" (3.66m x 2.87m) uPVC double glazed window, built-in drawers, single radiator, TV aerial, telephone point and a door to the en-suite.

EN-SUITE

2' 4" x 6' 2" (0.72m x 1.90m) Thermostatic shower, fully tiled

walls and floor, glazed door, pedestal wash basin, shelf and mirrored cabinet, chrome towel radiator, PVC panelled ceiling with inset lights and extractor fan.

BEDROOM 2 (TO THE FRONT)

7' 8" x 9' 4" (2.35m x 2.87m) uPVC double glazed window and a single radiator.

BEDROOM 3 (TO THE REAR)

7' 11" x 8' 10" (2.43m x 2.70m) Fitted sliding door wardrobe, uPVC double glazed window and a single radiator.

BATHROOM

7' 6" x 5' 5" (2.31m x 1.67m) A contemporary white suite featuring a panelled bath with hand shower, wash basin with base storage, WC, chrome towel radiator, fully tiled walls and floor, uPVC double glazed window, extractor fan, PVC ceiling with inset LED spotlights.

TO THE FRONT

Driveway to garage, lawn garden with mature hedge, cold water supply tap, gate leads to side and rear garden.

TO THE REAR

A landscaped garden which extends to one side with Indian sandstone patio, electric sockets, brick retaining wall, lawn and steps lead to a low-maintenance rockery garden. Enclosed by timber fence.

HEATING

Gas fired central heating via boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating TBC. 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.

MINING

The property is located within a former mining area.

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)

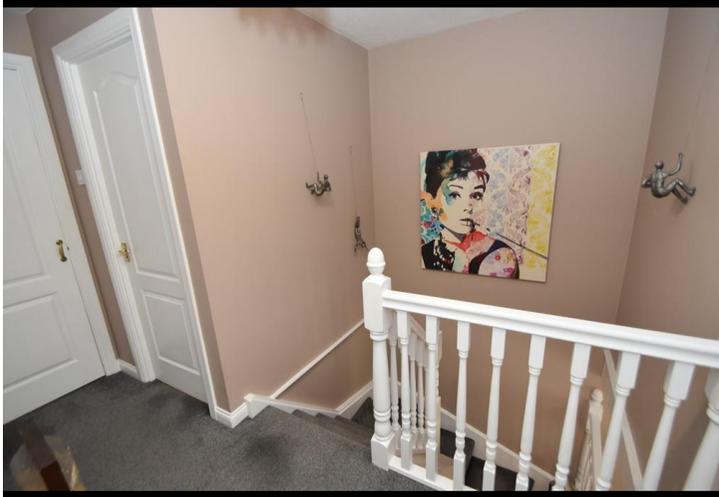
Standard	7 mbps
Super-fast	66 mbps
Ultra-fast	1000 mbps

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 (77%), Vodafone (74%), Three (72%), EE (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

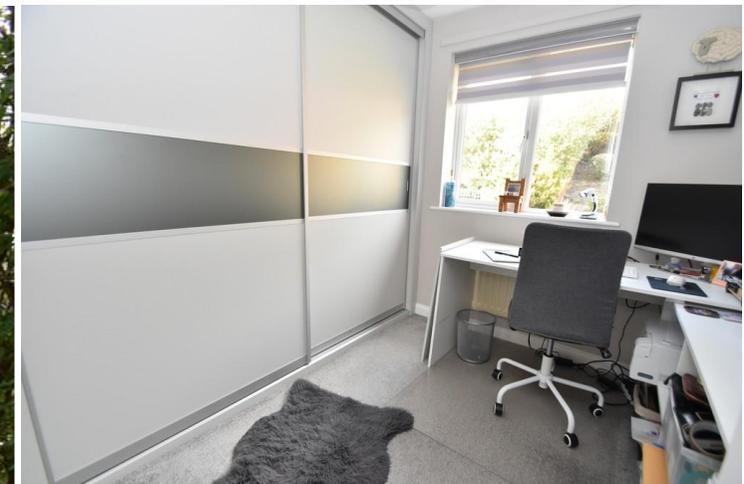
Please note that all offers will require financial verification including mortgage agreement in principle, proof of deposit funds, proof of available cash and full chain details including selling agents and solicitors down the chain. Under New Money Laundering Regulations we require proof of identification 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

Band B

Viewing Arrangements

Strictly by appointment

Contact Details

Anthony House

Anthony Street

Stanley

County Durham

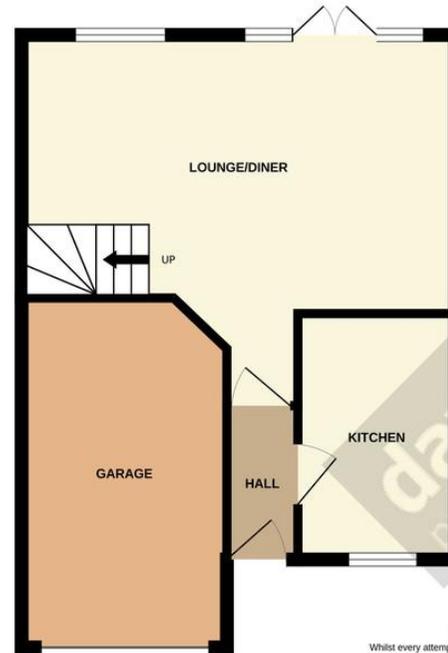
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www.davidbailes.co.uk

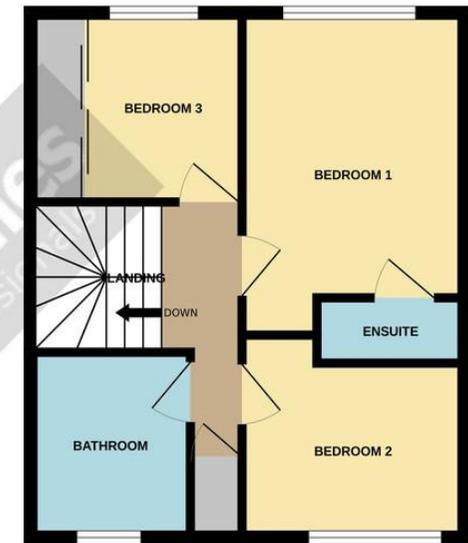
info@davidbailes.co.uk

01207231111

GROUND FLOOR
40.9 sq.m. (440 sq.ft.) approx.



1ST FLOOR
37.9 sq.m. (408 sq.ft.) approx.



SHERIDAN DRIVE

TOTAL FLOOR AREA: 78.8 sq.m. (848 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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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



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