Wooley Meadows, Stanley, DL15 9UE
3 Bed - House - Townhouse
£129,950

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Wooley Meadows
Stanley, DL15 9UE

Robinsons are delighted to bring to the sales market this well-presented three-bedroom home, pleasantly positioned within a quiet cul-de-sac. The property benefits from off-road parking and an enclosed rear garden, and is likely to appeal to a wide range of buyers, including first-time purchasers and small families.

The home is warmed by gas central heating and features UPVC double-glazed windows throughout. Fixtures and fittings are modern, complemented by contemporary décor.

The internal accommodation briefly comprises: an entrance hallway leading to a spacious open-plan kitchen and reception area. The kitchen is fitted with a modern range of wall, base, and drawer units, incorporating space for appliances and a breakfast bar. This flows seamlessly into the lounge area, which enjoys French doors opening out onto the rear garden. A useful ground floor cloakroom/WC completes the ground floor layout.

To the first floor are two well-proportioned bedrooms and a stylish, modern shower room featuring a walk-in shower enclosure with mains-fed waterfall shower, wash hand basin, and WC.

The generous principal bedroom occupies the second floor and benefits from windows to both the front and rear aspects, allowing an abundance of natural light.

Externally, the property boasts a double-width driveway to the front, along with space for bin storage. The enclosed rear garden is mainly laid to lawn with a patio area, ideal for outdoor seating and entertaining.

Wooley Meadows is a pleasant, modern residential development located in Stanley Crook, served by a well-regarded primary school. A wide range of shopping amenities and healthcare facilities are available in the nearby towns of Crook and Willington.

Early viewing is highly recommended. Please contact Robinsons for further information or to arrange an internal inspection.

love

Agent Notes
Council Tax: Durham County Council, Band A £1,701.00
Tenure: Freehold

Property Construction – Standard
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Gas Supply - mains
Electricity supply – Mains
Water Supply – Mains (not metered)
Sewerage – Mains
Heating – Gas Central Heating
EPC- tbc
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
Estimated Broadband Download speeds – please refer to the Ofcom Website – https://www.ofcom.org.uk

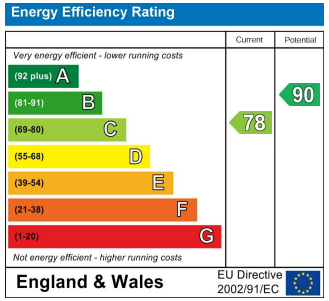
Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.
Selective licencing area – Yes
Probate – no
Rights & Easements – None known.
Flood risk – refer to the Gov website - https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – refer to the Gov website - https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – No
Planning Permission – no
Accessibility/Adaptations – n/a
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

Wooley Meadows

Approximate Gross Internal Area
720 sq ft - 67 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

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