

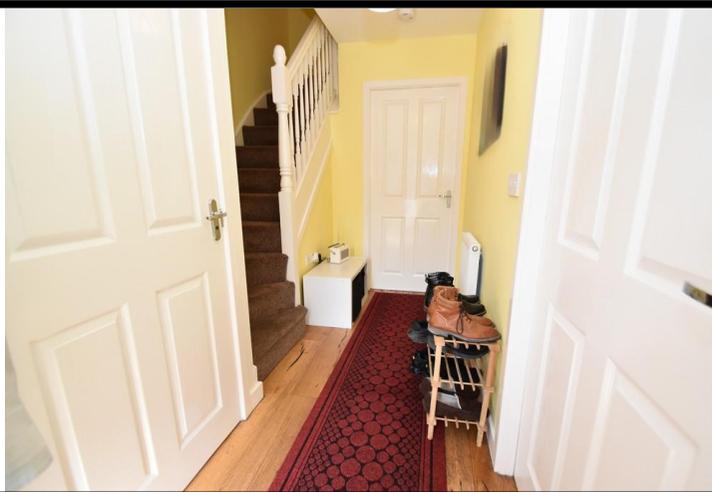


Orchard Grove | Kip Hill | Stanley | DH9 8NG

Located on a popular modern development, this three bedroom semi-detached house is ideal for first-time buyers and is very well presented. Highlights include a garden and off street parking for two vehicles plus an en-suite off the main bedrooms. The accommodation comprises a hallway, ground floor cloakroom/WC, breakfasting kitchen, lounge overlooking the rear garden, first floor landing, three bedrooms (master with en-suite) and a family bathroom. Twin driveway to the front and garden to the rear. Gas combi central heating, full uPVC double glazing, alarm and an EPC rating of C (77). Freehold tenure, Council Tax band B. Virtual tours available on our website.

Offers in Region £154,950

- Modern semi-detached house
- 3 Bedrooms (master with en-suite)
- Rear garden
- Lounge plus breakfasting kitchen
- Popular estate



Property Description

HALLWAY

uPVC double glazed entrance door, Oak flooring, single radiator, hard-wired smoke alarm, two telephone points, stairs to the first floor and doors to the WC, breakfasting kitchen and lounge.

WC

5' 6" x 2' 11" (1.68m x 0.90m) WC, wash basin, tiled splash-back, chrome towel radiator, Oak flooring and a uPVC double glazed window.

BREAKFASTING KITCHEN

11' 11" x 7' 11" (3.64m x 2.43m) Fitted with a range of high gloss wall and base units with contrasting laminate worktops and tiled splash-backs. Integrated fan assisted electric oven/grill, inset four ring gas hob with concealed extractor over. Stainless steel sink with mixer tap, plumbed for a washing machine, space for a tall fridge/freezer and a concealed gas combi central heating boiler. Oak flooring,

space for a breakfast table, uPVC double glazed window and a single radiator.

LOUNGE

11' 3" x 15' 5" (3.44m x 4.70m) Overlooking the rear garden with Oak flooring, uPVC double glazed French doors and matching window. Under-stair storage cupboard, single radiator and Virgin media cables.

FIRST FLOOR

LANDING

Loft access hatch and doors leading to the bedrooms and bathroom.

MASTER BEDROOM (TO THE FRONT)

8' 10" x 9' 9" (2.70m x 2.98m) Fitted with sliding mirrored wardrobe, uPVC double glazed window, single radiator and a door leading to the en-suite.

EN-SUITE

5' 6" x 5' 4" (1.70m x 1.64m) A white suite with a glazed cubicle with folding door and thermostatic mains-fed shower, pedestal wash basin, PVC walls and ceiling, WC, uPVC double glazed window, chrome towel radiator, LED spotlights and a ceiling extractor fan.

BEDROOM 2 (TO THE REAR)

8' 0" x 9' 3" (2.46m x 2.82m) uPVC double glazed window and a single radiator.

BEDROOM 3 (TO THE REAR)

7' 10" x 5' 11" (2.40m x 1.82m) uPVC double glazed window and a single radiator.

SHOWER ROOM/WC

6' 2" x 6' 2" (1.88m x 1.88m) A white suite featuring a walk-in shower enclosure with thermostatic shower, wash basin with base storage, WC, PVC panelled walls and ceiling, uPVC double glazed window, chrome towel radiator, LED spotlights

and a ceiling extractor fan.

EXTERNAL

TO THE FRONT

Twin driveway providing off street parking for two cars, side path leading to the rear.

TO THE REAR

An enclosed garden with timber decking, lawn and is enclosed by a timber fence.

PARKING

Two-car driveway providing off-street parking.

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.

MINING

The property is located within a former mining area.

BROADBAND SPEEDS

Broadband estimated speeds according to Ofcom

| | |
|-----------|-----------|
| Standard | 15 mbps |
| Superfast | 88 mbps |
| Ultrafast | 1800 mbps |

MOBILE PHONE COVERAGE

| Provider | Voice | Data |
|----------|--------|--------|
| EE | Likely | Likely |
| Three | Likely | Likely |
| O2 | Likely | Likely |
| Vodafone | Likely | Likely |

UTILITIES

The property is connected with a mains gas, water and electricity supply and is connected to the mains drainage.

VIEWINGS

We have created a 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. 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

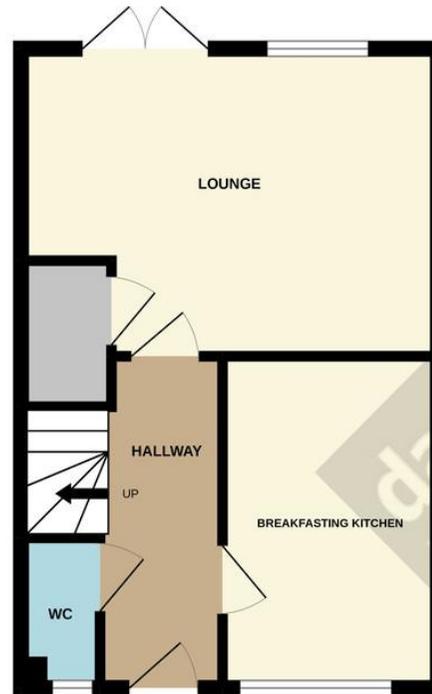
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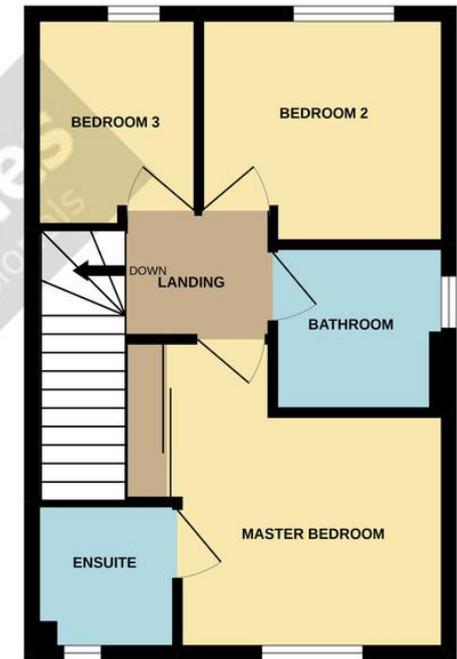
info@davidbailes.co.uk

01207231111

GROUND FLOOR
33.5 sq.m. (361 sq.ft.) approx.



1ST FLOOR
33.4 sq.m. (359 sq.ft.) approx.



TOTAL FLOOR AREA: 66.9 sq.m. (720 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 | | 91 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

