

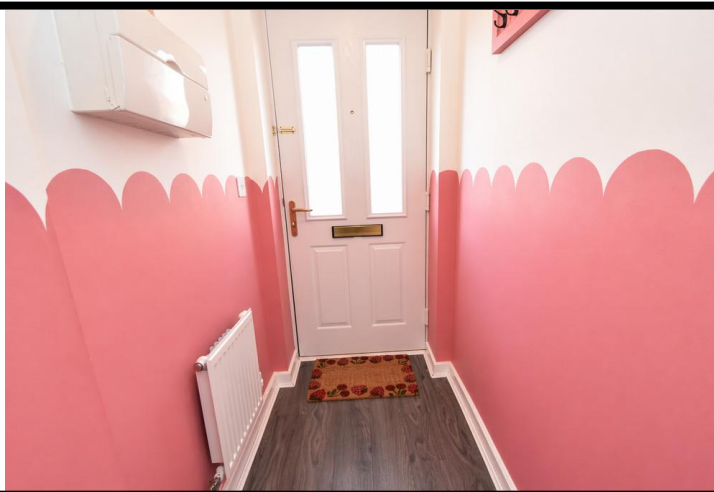


Kielder Drive | The Middles | Stanley | DH9 6FD

A beautifully presented modern three bedroom detached home with garage, driveway and a superb rear garden enjoying a private outlook over woodland – ideal for families seeking both style and setting. The well-planned accommodation briefly comprises an entrance porch, lounge and inner hallway with access to a ground floor WC, integral garage and a contemporary kitchen/diner overlooking the rear garden. To the first floor, there are three bedrooms including a generous principal bedroom with en-suite, plus a modern family bathroom. Externally, the property benefits from off-street parking to the front and an enclosed rear garden backing onto woodland, offering a peaceful and private aspect. Further features include gas combi central heating, EV charging, uPVC double glazing, freehold tenure, Council Tax band C and EPC rating B (82).

£180,000

- Modern three bedroom detached home
- Beautiful rear garden backing onto woodland
- Driveway and integral garage
- EV charging
- Contemporary kitchen/diner overlooking garden



Property Description

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PORCH

4' 0" x 3' 6" (1.22m x 1.08m) Composite double glazed entrance door, laminate flooring, single radiator and a door leading to the lounge.

LOUNGE

16' 1" x 10' 3" (4.91m x 3.14m) Feature panelled wall, laminate flooring, uPVC double glazed window, double radiator, telephone point, TV cables and a door to the inner hallway.

INNER HALLWAY

Stairs to the first floor, door to the integral garage, laminate flooring, single radiator, hard-wired smoke alarm and doors leading to the WC and kitchen/diner.

WC

4' 7" x 3' 0" (1.42m x 0.92m) WC, wash basin with tiled splash-back, laminate floor, single radiator and a ceiling extractor fan.

KITCHEN/DINER

7' 7" x 18' 10" (2.32m x 5.76m) Overlooking the rear garden

and fitted with a range of high gloss wall and base units with concealed lighting onto laminate worktops, upturns and splash-backs. Integrated fan assisted electric oven/grill, four-ring gas hob, stainless steel splash-back and extractor canopy over. Integrated appliances include a washing machine, fridge, freezer and dishwasher. Stainless steel sink with vegetable drainer and mixer tap plus a concealed gas combi central heating boiler. Laminate flooring, single radiator, uPVC double glazed French doors open to the rear garden and matching window.

FIRST FLOOR

LANDING

uPVC double glazed window, airing cupboard, hard-wired smoke alarm, loft access hatch and doors to the bedrooms and bathroom.

MASTER BEDROOM (TO THE FRONT)

9' 7" x 13' 11" (2.93m x 4.25m) uPVC double glazed windows,

single radiator and a door to the en-suite.

EN-SUITE

6' 10" x 4' 7" (2.10m x 1.41m) Thermostatic shower in a tiled enclosure with glazed sliding door and tiled splash-backs.

Pedestal wash basin, WC, uPVC double glazed frosted window, chrome towel radiator and a wall-mounted extractor fan.

BEDROOM 2 (TO THE REAR)

11' 2" x 8' 8" (3.41m x 2.66m) uPVC double glazed window and a single radiator.

BEDROOM 3 (TO THE REAR)

7' 10" x 9' 10" (2.40m x 3.01m) uPVC double glazed window and a single radiator.

BATHROOM

5' 7" x 8' 8" (1.71m x 2.66m) A white suite featuring a panelled bath, pedestal wash basin, WC, tiled splash-backs, tiled floor,

uPVC double glazed frosted window, chrome towel radiator and an extractor fan.

EXTERNAL

TO THE FRONT

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

TO THE REAR

A low maintenance garden with paved patio, artificial lawn, cold water supply tap and is enclosed by a timber fence.

HEATING

Gas fired central heating via combination boiler and radiators.

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.

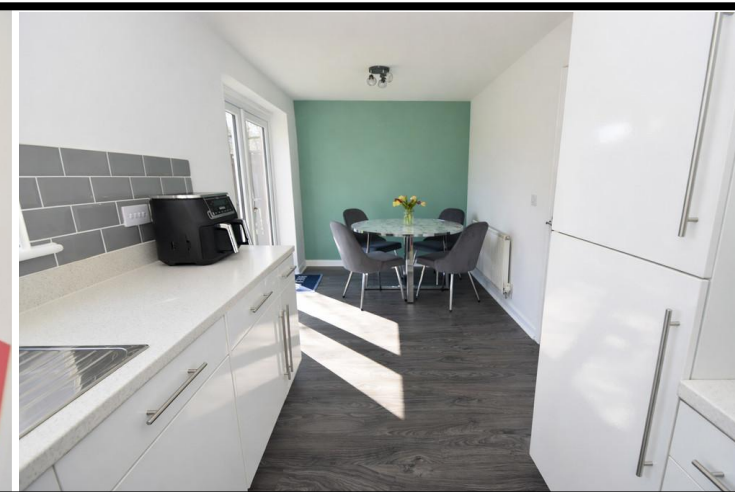
COUNCIL TAX

The property is in Council Tax band A.

UTILITIES & MAINTENANCE CHARGES

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

There is an annual service charge contribution towards maintaining the communal areas of the estate which for 2025 was £101 (Jan – Dec) and can be paid as a lump sum, or by monthly standing order.





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	9 mbps
Superfast	- no record
Ultrafast	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%), 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

C

Viewing Arrangements

Strictly by appointment

Contact Details

Anthony House

Anthony Street

Stanley

County Durham

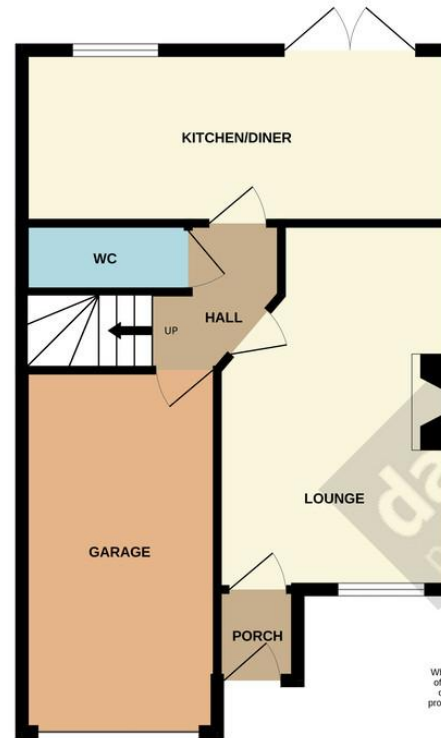
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01207231111

GROUND FLOOR
47.4 sq.m. (510 sq.ft.) approx.



1ST FLOOR
41.6 sq.m. (448 sq.ft.) approx.



TOTAL FLOOR AREA : 89.0 sq.m. (958 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		94 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

