

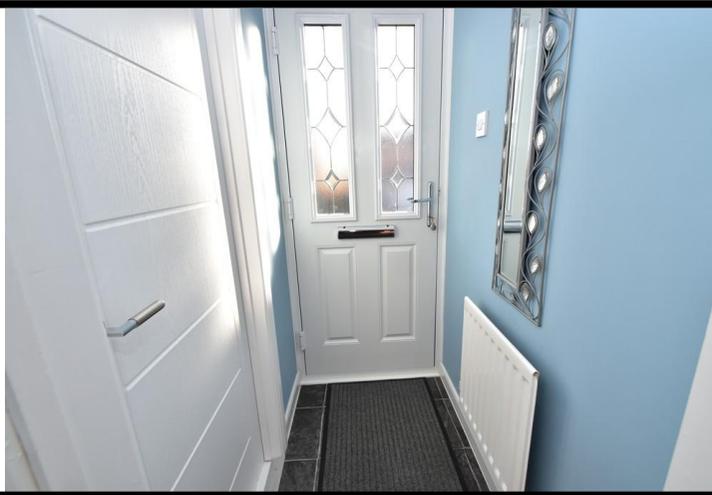


Sheridan Drive | East Stanley | Co. Durham | DH9 6YX

An immaculately presented and thoughtfully upgraded three bedroom detached home, offering stylish, ready-to-move-into accommodation that must be viewed to be fully appreciated. The property has benefited from a number of recent improvements, including new internal doors, an attractive feature fireplace, and a beautifully landscaped rear garden. Unusually, the sale also includes selected garden furniture, allowing the next owner to enjoy the outdoor space from day one. The accommodation briefly comprises an entrance porch with internal access to the integral garage, a spacious lounge/diner, and a well-appointed breakfasting kitchen. To the first floor, there are three well-proportioned bedrooms, with the principal bedroom enjoying the benefit of an en-suite shower room, together with a modern family bathroom.

£210,000

- Well presented and upgraded three bedroom detached house
- Must be viewed to be fully appreciated
- Landscaped rear garden with furniture included in the sale
- Spacious lounge/diner with feature fireplace
- Breakfasting kitchen



Property Description

Further features include gas combi central heating, full uPVC double glazing, freehold tenure, Council Tax Band C, and an EPC rating of C (75).

360-degree and walk-through virtual tours are available via our website.

PORCH

4' 3" x 2' 10" (1.31m x 0.88m) Composite double glazed entrance door, single radiator, internal door to the garage, laminate flooring and a door to the lounge/diner.

LOUNGE/DINER

22' 11" x 10' 7" (maximum) (7.00m x 3.23m) A dual aspect room with bay window with uPVC double glazed frames, matching rear windows and French doors opening to the rear garden. Recently installed marble fire surround, inlay and hearth with electric fire with remote control. TV aerial and telephone points, double radiators (one with cover), laminate flooring, coving and glazed doors to the breakfasting kitchen

and hallway.

BREAKFASTING KITCHEN

12' 2" (maximum) x 10' 8" (maximum) (3.73m x 3.26m) Fitted with a generous range of Shaker style wall and base units finished in matt dark blue with soft closing doors and drawers with both concealed and display lighting onto laminate worktops, upturns and tiled splash-backs. Integrated gas cooker, inset sink with mixer tap, double radiator, PVC panelled ceiling, laminate floor tiles, uPVC double glazed window and a composite double glazed rear exit door.

HALL

Laminate flooring and stairs to the first floor.

FIRST FLOOR

LANDING

6' 3" x 9' 10" (1.92m x 3.01m) Airing cupboard and doors lead to the bedrooms and bathroom.

MASTER BEDROOM (TO THE REAR)

7' 9" x 9' 2" (2.37m x 2.80m) Fitted mirrored wardrobe, uPVC double glazed window, laminate flooring, single radiator and a door leading to the en-suite.

EN-SUITE

5' 2" x 4' 11" (1.58m x 1.52m) Thermostatic shower in a glazed cubicle, vanity wash basin with base storage and heated LED mirror over, WC, PVC splash-backs, chrome towel radiator, uPVC double glazed frosted window and a wall extractor fan.

BEDROOM 2 (TO THE FRONT)

9' 7" x 9' 2" (2.94m x 2.80m) uPVC double glazed window, laminate flooring, single radiator and a loft hatch with pull-down ladder.

BEDROOM 3 (TO THE FRONT)

8' 2" x 9' 10" (2.51m x 3.01m) uPVC double glazed window, laminate flooring and a single radiator

BATHROOM

7' 10" x 4' 5" (2.41m x 1.36m) A newly installed suite featuring a panelled bath, vanity wash basin with base storage, WC, PVC panelled walls, uPVC double glazed frosted window and a chrome towel radiator.

GARAGE & PARKING

16' 5" x 7' 11" (5.01m x 2.42m) A single integral garage with electric roller door with key fobs, power points, lighting, plumbed for a washing machine, wall mounted gas combi central heating boiler, and an internal door to the porch.

TO THE FRONT

Open-plan lawn and driveway. Side gates provide access to the sides and rear.

TO THE REAR

A landscaped rear garden with gated sides, timber shed, paved patios includes garden furniture, cold water supply tap, steps lead to a raised lawn with a further landscaped garden

with sleeper steps built-into the hillside. Enclosed by timber fence.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating C (75). 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 C.

UTILITIES

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

BROADBAND SPEEDS

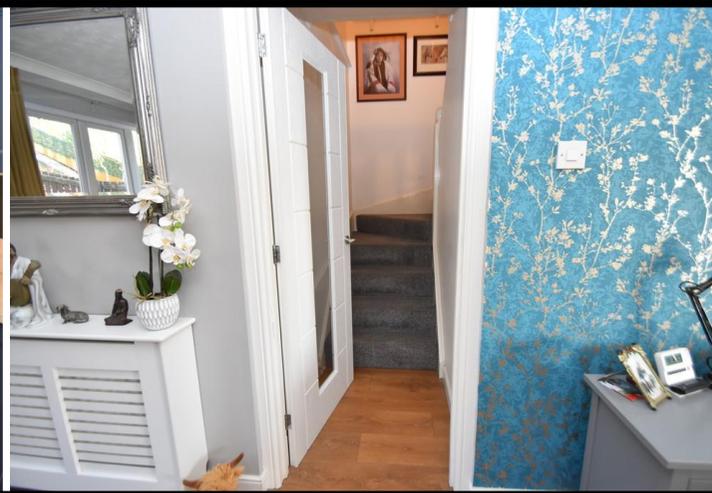
According to Ofcom the following broadband speeds are available. We would recommend contacting a supplier to get the most accurate and up to date data.

Broadband (estimated speeds)

Standard	7 mbps
Superfast	66 mbps
Ultrafast	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 (75%), Vodafone (72%), EE (67%), Three (62%).

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

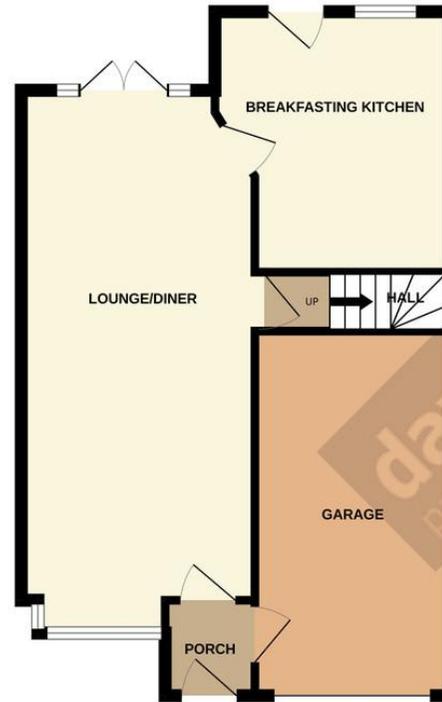
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01207231111

GROUND FLOOR
51.0 sq.m. (549 sq.ft.) approx.



1ST FLOOR
40.6 sq.m. (437 sq.ft.) approx.



TOTAL FLOOR AREA : 91.6 sq.m. (986 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		87 B
69-80	C	75 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

