



Dalby Way | The Middles | Stanley | DH9 6FE

Built in 2018 a very well presented three bedroom semi-detached townhouse which has a garden, off-street parking, good-sized bedrooms and is available with no upper chain. Comprising a hallway, lounge, hallway, WC, breakfasting kitchen. First floor landing, two bedrooms and a bathroom. On the top floor is the master bedroom which has an en-suite. Off-street parking to the front and self-contained garden to the rear. Gas combi central heating, uPVC double glazing, EPC rating B (83), freehold tenure, Council Tax Band B.

£155,000

- Built in 2018 – modern and energy-efficient home
- Very well presented three-bedroom semi-detached townhouse
- arranged over three floors with generous room sizes
- No upper chain – ideal for a straightforward purchase
- Bright lounge plus breakfasting kitchen



Property Description

PORCH

3' 6" x 3' 8" (1.08m x 1.12m) Composite double glazed entrance door, tiled floor, single radiator and a door to the lounge.

LOUNGE

14' 7" x 11' 9" (4.47m x 3.60m) Under-stair storage cupboard, uPVC double glazed window, double radiator, TV aerial, telephone point and a door to the inner hallway.

INNER HALLWAY

Stairs to the first floor, hard-wired smoke alarm and doors to the WC and breakfasting kitchen.

WC

3' 8" x 4' 4" (1.12m x 1.34m) WC, pedestal wash basin, tiled splash-backs, single radiator and a wall mounted extractor fan.

BREAKFASTING KITCHEN

8' 9" x 11' 9" (2.67m x 3.60m) Fitted with a range of high-gloss white wall and base units with contrasting laminate worktops, upturns and tiled splash-backs. Integrated fan assisted electric oven/grill, four ring gas hob with concealed extractor over. Sink with vegetable drainer and mixer tap, integrated fridge/freezer and washing machine. Concealed gas combi central heating boiler. Breakfast area, uPVC double glazed window, matching French doors open to the garden and a double radiator.

FIRST FLOOR

LANDING

10' 7" x 5' 11" (3.24m x 1.81m) Stairs to the first floor, single radiator, hard-wired smoke alarm and doors to the bedrooms and bathroom.

BEDROOM 2 (TO THE FRONT)

10' 4" x 11' 9" (3.16m x 3.60m) uPVC double glazed windows and a single radiator.

BEDROOM 3 (TO THE REAR)

8' 11" x 11' 9" (2.73m x 3.60m) uPVC double glazed window and a single radiator.

BATHROOM

7' 11" x 5' 6" (2.42m x 1.70m) A white suite featuring a panelled bath with tiled splash-backs, pedestal wash basin, WC, uPVC double glazed frosted window, single radiator and a ceiling mounted extractor fan.

SECOND FLOOR

LANDING

Storage cupboard, hard-wired smoke alarm and a door to the master bedroom.

MASTER BEDROOM (TO THE FRONT)

17' 2" x 8' 5" (5.25m x 2.57m) uPVC double glazed window, double radiator, loft access hatch and a door to the en-suite.

EN-SUITE

5' 0" x 11' 9" (1.54m x 3.60m) Thermostatic shower, tiled splash-backs, pedestal wash basin, WC, Velux double glazed window, double radiator and a wall mounted extractor fan.

EXTERNAL

TO THE FRONT

Dedicated parking bay and gate leading to the rear garden.

TO THE REAR

A lawn garden with patio and cold-water supply tap, side gate and is enclosed by timber fence.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating B (83). 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.

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	8 mbps
Superfast	-
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 webpage 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%).

MINING

The property is located within a former mining area.

MAINTENANCE CHARGES

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.

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

B

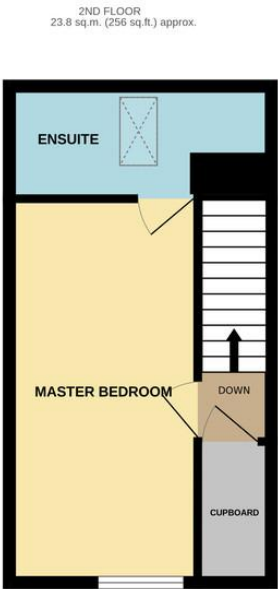
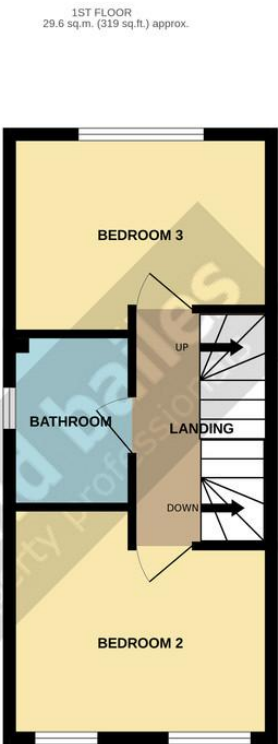
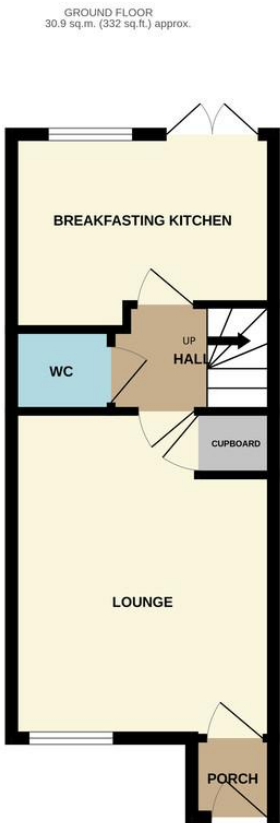
Viewing Arrangements

Strictly by appointment

Contact Details

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TOTAL FLOOR AREA : 84.2 sq.m. (907 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		95 A
81-91	B	83 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 are 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

