



## Langley View | Stanley | Co. Durham | DH9 7LA

Rare to the market, this spacious three bedroom terraced house enjoys open countryside views, a garden and offers excellent potential to create a fourth bedroom within the already available loft room. Finished to a high standard, the accommodation comprises a lounge, dining room, breakfasting kitchen and rear lobby. To the first floor are three well-proportioned bedrooms, including a principal bedroom with en-suite, and a family bathroom. A useful loft room is accessed via a fixed staircase and provides further scope for development, subject to Building Regulations/consents. Benefits include oil-fired central heating, uPVC double glazing, freehold tenure, Council Tax Band A and an EPC rating of E (54).

£240,000

- Rarely available three bedroom terraced house
- Potential to create a fourth bedroom in the loft
- Loft room accessed via fixed staircase
- Countryside views and garden
- Quality breakfasting kitchen





## Property Description

### REAR LOBBY

6' 9" x 3' 7" (2.07m x 1.11m) Composite double glazed entrance door, uPVC double glazed window, coving and a door to the dining room.

### DINING ROOM

13' 11" x 14' 4" (4.25m x 4.37m) Fireplace with ornamental stove, Karndean flooring, stairs to the first floor, uPVC double glazed window, double radiator, coving, telephone point, door to the breakfasting kitchen and large openings to the lounge.

### LOUNGE

13' 10" x 18' 3" (4.22m x 5.58m) Fireplace with cast iron fire surround, tiled inlays, ornamental fire on a marble hearth, large bay with inset LED spotlights, uPVC double glazed windows and French doors with a Southerly aspect. Karndean flooring, two double radiators, TV aerial point and coving.

### BREAKFASTING KITCHEN

29' 1" (maximum) x 9' 6" (maximum) (8.88m x 2.91m) A quality spacious kitchen with Amtico flooring featuring a generous range of Shaker style wall and base units with soft closing doors and drawers, finished in grey with contrasting quartz worktops and upstands including a breakfast bar area. Integrated fan assisted double oven/grill, five ring halogen hob with extractor canopy over, Belfast sink with mixer tap, plumbed for a washing machine, space for a tumble dryer, concealed floor mounted oil-fired central heating boiler, space for an American style fridge/freezer with water supply, uPVC double glazed windows, moulded cornicing and LED spotlights, column radiator and LED spotlights.

### FIRST FLOOR

#### LANDING

Half-landing with door to the family bathroom, main landing with wall lights coving, storage cupboard and doors leading to the bedrooms and to the loft stairs-case.

### FAMILY BATHROOM

13' 3" x 7' 0" (4.04m x 2.14m) A spacious room with large double bath, separate glazed cubicle with electric shower, pedestal wash basin, wall cabinet, WC, tiled splash-backs, extractor fan, Amtico flooring, uPVC double glazed window and coving.

### BEDROOM 1 (TO THE FRONT)

14' 4" x 11' 6" (4.37m x 3.53m) Ornamental cast iron fireplace, uPVC double glazed window with countryside views, laminate flooring, double radiator and coving.

### BEDROOM 2 (TO THE REAR)

13' 10" x 10' 11" (4.24m x 3.35m) uPVC double glazed window, double radiator, coving and a door to the en-suite.

#### ENSUITE

5' 3" x 4' 3" (1.62m x 1.30m) Glazed corner cubicle with thermostatic shower, wash basin with base storage, WC, tiled splash-backs and extractor fan.

BEDROOM 3 (TO THE FRONT)

10' 11" x 6' 3" (3.34m x 1.93m) uPVC double glazed window with views over the garden and countryside, single radiator and coving.

LOFT ROOM

18' 0" x 16' 5" (5.50m x 5.01m) This converted loft space (not signed off with Building Regulations) is a very useful storage space accessed via a door and staircase off the landing. Fully boarded and decorated with timber framed Velux windows to front and rear plus three sets of fitted cupboards with hanging rails.

EXTERNAL

TO THE FRONT

South facing raised timber decking, steps lead down to a large artificial lawn enclosed by mature hedging and timber fencing with gate.

TO THE REAR

Self-contained yard.

PARKING

There is no official off-street parking, but there is a large area to the rear of the terrace offering ample parking spaces.

HEATING

Oil fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating E (54). 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

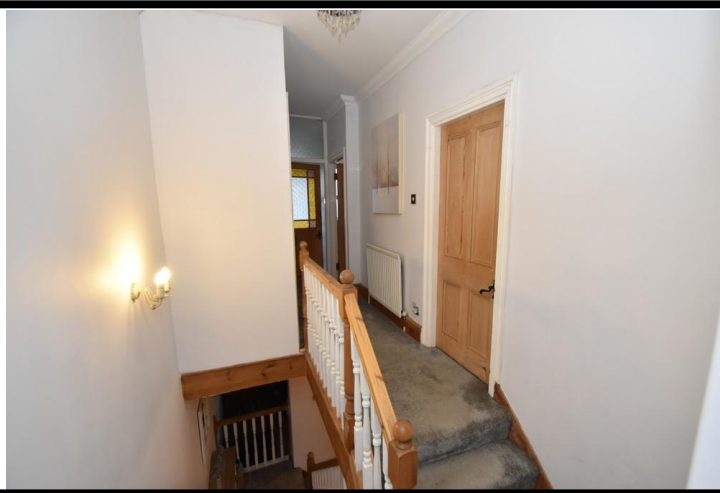
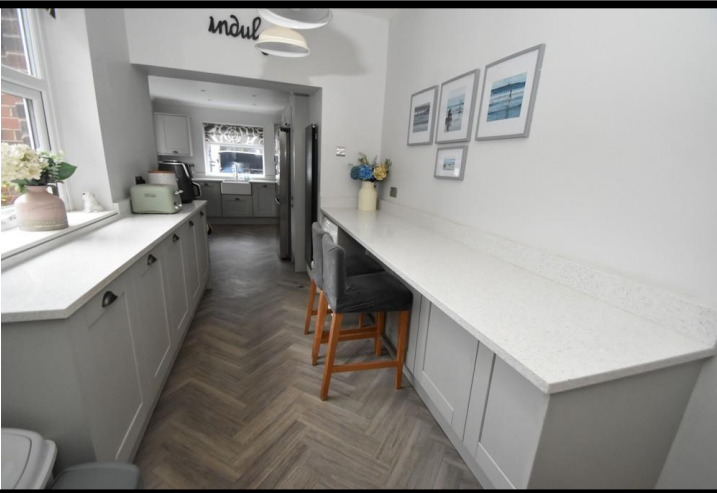
The property is connected with to mains water and electricity supply and is connected to the mains drainage. There is currently no mains gas supply to this terrace.

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	44 mbps
Ultrafast	Available via services such as Starlink





#### 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.

#### 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

A

# Viewing Arrangements

Strictly by appointment

# Contact Details

Anthony House  
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County Durham  
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info@davidbailes.co.uk  
01207231111



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	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

