



## Ballater Close | East Stanley | Co. Durham | DH9 6UN

Rare to the market we offer this three bedroom link detached house available with no upper chain, elevated views towards the countryside and features including a five car driveway, garage and gardens. Located at the top of the desirable Burnside estate of East Stanley, we offer for sale a 3 bedroom detached family home. The accommodation comprises an entrance porch, hallway, lounge with archway to open plan dining room, kitchen with integrated appliances, utility room with internal access to the garage. To the first floor are three bedrooms (two double with fitted wardrobes) and a single sized bedroom and a family bathroom suite. Heated via a gas combi boiler installed in 2019, full uPVC double glazing, alarm installed and an EPC rating of D (67). VIRTUAL TOUR AVAILABLE.

**Offers Over £155,000**

- 3 Bedroom link detached house
- Ideal family home
- Countryside views
- Large driveway and garage
- No Upper Chain



## Property Description

### ENTRANCE PORCH

uPVC double glazed entrance door, uPVC double glazed windows and a double glazed door to the hallway.

### HALLWAY

Stairs to first floor, built in storage cupboard, additional under-stair storage cupboard, central heating single radiator, coving and doors leading to the lounge and kitchen.

### LOUNGE

13' 5" x 12' 2" (4.09m x 3.71m) uPVC double glazed window with views over countryside, coving to ceiling, wall lighting, feature fireplace with marble inlay and hearth, TV aerial and telephone point, central heating double radiator and an archway to the dining area.

### DINING AREA

8' 3" x 8' 2" (2.54m x 2.49m) uPVC double glazed sliding patio doors to the rear garden, coving and a central heating double radiator.

### KITCHEN

9' 8" x 8' 2" (2.95m x 2.51m) Fitted with a range of wall and base storage units with concealed surface lighting onto complimentary work surfaces and tiled splash-backs, integrated fan assisted electric oven/grill and halogen cooking hob with concealed illuminated extractor unit over, integrated dishwasher, inset sink with mixer tap and vegetable drainer, central heating single radiator, under-stair storage cupboard, uPVC double glazed window over looking rear garden and a door leading to the utility room.

### UTILITY ROOM

7' 3" x 5' 4" (2.21m x 1.63m) Plumbed for a washing machine, vented for a tumble dryer, tiled floor, uPVC double glazed exit door, matching window and a door to the garage.

### GARAGE

16' 9" x 7' 10" (5.11m x 2.39m) An attached single garage with up and over door, power points, lighting, cold supply tap, wall mounted gas combi central heating boiler and a door leading to the utility room.

### FIRST FLOOR

#### LANDING

Built in cupboard with shelving, uPVC double glazed fire escape window, loft access hatch and doors to the bedrooms and bathroom.

#### BEDROOM 1 (TO FRONT)

10' 7" x 9' 3" (3.25m x 2.84m) uPVC double glazed window with lovely elevated views over countryside, fitted wall to wall wardrobes with matching bedside drawers, coving and a central heating double radiator.

#### BEDROOM 2 (TO REAR)

9' 8" x 8' 0" (2.97m x 2.46m) uPVC double glazed window, fitted wardrobes with matching drawers, coving and a central single radiator.

#### BEDROOM 3 (TO FRONT)

8' 7" x 7' 8" (2.62m x 2.34m) uPVC double glazed window with lovely elevated views over countryside, laminate flooring, coving and a central heating single radiator.

#### BATHROOM/WC

9' 1" x 5' 6" (2.77m x 1.68m) A white suite with panelled bath and an electric shower over, glazed screen, tiled splash-backs, pedestal wash basin, WC, central heating double radiator and a uPVC double glazed window.

#### EXTERNAL

##### TO THE FRONT

Large block paved driveway providing off road parking for five cars, lawn.

##### TO THE REAR

Lawn garden boarded by bedding plants, flagged patio area enclosed by timber fencing.

#### HEATING

Gas fired central heating via combination boiler and radiators. Boiler was installed January 2019.

#### GLAZING

Full uPVC double glazing installed.

#### SECURITY

Infra-red alarm system installed.

#### ENERGY EFFICIENCY

EPC rating D (67). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

#### 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, Twitter and Instagram. If you would like to view the property please ensure that you wear appropriate PPE and adhere to social distancing. We may need to restrict the number of people within the property at one time and limit time of the viewing to 15 minutes. Please do not attend if you have recently shown symptoms of the Covid-19 virus.





#### 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.

#### NEED A MORTGAGE?

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

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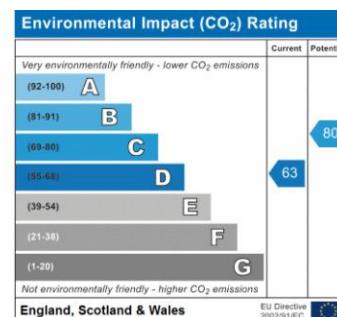
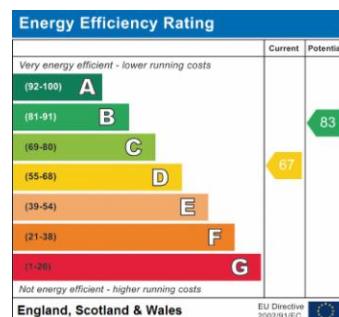
GROUND FLOOR  
55.3 sq.m. (595 sq.ft.) approx.

1ST FLOOR  
37.0 sq.m. (398 sq.ft.) approx.



TOTAL FLOOR AREA: 92.3 sq.m. (994 sq.ft.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan provided here, measurements of doors, windows, rooms and any other items are approximate and no responsibility taken for any error, omission or miss-statement. This plan is for indicative 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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