



Dalby Way | Middle Farm Village | Stanley | DH9 6FE

Built by Persimmon Homes in 2018 and still under builders warranty, this immaculate three bedroom semi-detached home has a contemporary feel with the accommodation laid out over three floors and should prove popular with first time buyers or those looking for a great family home on a modern development. The highlights include a double driveway and a kitchen/diner overlooking the rear garden. Briefly comprising an entrance porch, lounge, inner hallway, ground floor WC, kitchen/diner, first floor landing, two bedrooms and a bathroom, the second floor has the master bedroom with a shower room en-suite. Gas combi central heating, full uPVC double glazing and a higher than average EPC rating of B (84). Virtual tour available. Viewing is essential.

£137,500

- Semi-detached townhouse built 2018
- 3 bedrooms (master with en-suite)
- Immaculate and tasteful decor
- Off street parking for two vehicles
- Garden to the rear



Property Description

ENTRANCE PORCH

uPVC double glazed entrance door, single radiator and door leading to the lounge.

LOUNGE

13' 4" x 11' 10" (4.08m x 3.61m) uPVC double glazed window, under-stair storage cupboard, double radiator, TV aerial and telephone points and a door leading to the inner hallway.

INNER HALLWAY

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

WC

3' 8" x 4' 4" (1.12m x 1.33m) WC, wash basin with tiled splash-back, single radiator and a ceiling mounted extractor fan.

KITCHEN/DINER

8' 9" x 11' 10" (2.67m x 3.61m) Overlooking the rear garden with a dining area with space for a table, double radiator and uPVC double glazed French doors open to the garden. The kitchen area is fitted with a range of wall and base units with contrasting butchers block style laminate worktops and upturns. Integrated fan assisted electric oven/grill, four ring gas hob with stainless steel splash-back and extractor canopy over. Sink with mixer tap, concealed gas combi central heating boiler, plumbed for a washing machine, space for a free-standing fridge/freezer and a uPVC double glazed window.

FIRST FLOOR

LANDING

Stairs lead to the second floor, single radiator and doors leading to bedrooms two and three plus the bathroom.

BEDROOM 2 (TO THE FRONT)

10' 5" (maximum) x 11' 10" (3.20m x 3.63m) Twin uPVC double glazed windows and a single radiator.

BATHROOM

7' 11" x 5' 8" (2.42m x 1.73m) A white suite featuring a panelled bath with shower fitment, tiled splash-backs, pedestal wash basin, WC, uPVC double glazed frosted window, ceiling extractor fan and a chrome ladder style towel radiator.

BEDROOM 3 (TO THE REAR)

8' 11" (maximum) x 11' 10" (2.73m x 3.61m) uPVC double glazed window and a single radiator.

SECOND FLOOR

LANDING

Large storage cupboard, hard-wired smoke alarm and a door leading to the master bedroom.

MASTER BEDROOM

17' 0" x 8' 6" (5.20m x 2.60m) Dormer with uPVC double glazed window, double radiator, TV aerial and high electric socket for wall mounting a TV, loft access hatch and a door leading to the en-suite shower room.

EN-SUITE SHOWER/WC

4' 11" x 11' 10" (1.50m x 3.61m) Glazed cubicle with sliding doors and boiler-fed mains shower, pedestal wash basin, WC, Velux double glazed skylight window, double radiator, wall mounted extractor fan and twin doors giving access to a large eaves storage area stretching the full width of the property.

EXTERNAL

TO THE FRONT

Tarmacadam double driveway providing off street parking for two vehicles, side path leads to the rear garden.

TO THE REAR

A well maintained rear garden with decking, lawn, timber shed, cold water supply tap, security light 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 (84). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

SERVICE CHARGE

Please note that all properties on the development contribute towards the upkeep of common green areas by way of an annual service charge. In previous years the cost was £75 per annum. We understand that those responsible are currently

undertaking a review of the cost, payments are currently on hold until further notification.

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

B

Viewing Arrangements

Strictly by appointment

Contact Details

Anthony House

Anthony Street

Stanley

County Durham

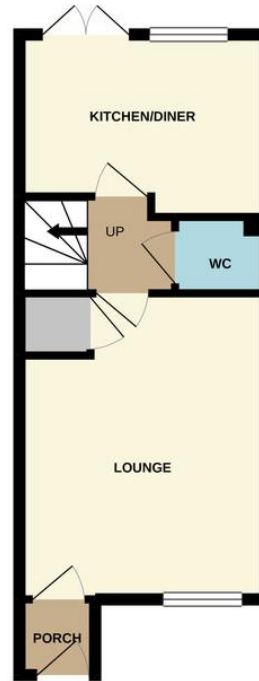
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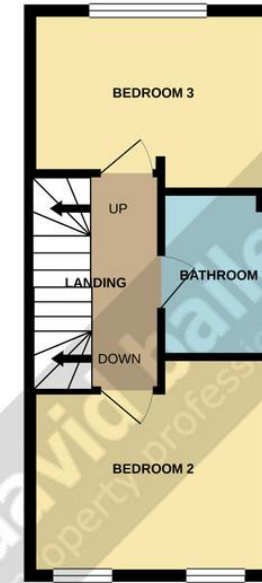
info@davidbailes.co.uk

01207231111

GROUND FLOOR
31.0 sq.m. (334 sq.ft.) approx.



1ST FLOOR
29.8 sq.m. (320 sq.ft.) approx.



2ND FLOOR
29.2 sq.m. (314 sq.ft.) approx.



TOTAL FLOOR AREA : 90.0 sq.m. (969 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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| Energy Efficiency Rating | | Current | Potential |
|--|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92-100) A | | | 95 |
| (81-91) B | | 84 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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

