



## Mowlam Drive | East Stanley | Co. Durham | DH9 6YY

Located at the base of a cul-de-sac on a popular development we are delighted to offer this three/four bedroom semi-detached house with conservatory, converted garage, off street parking and secluded private garden to the rear. The well presented accommodation comprises an entrance lobby, converted garage room which is currently used as a fourth bedroom but could be an additional sitting room. Lounge, dining room opening to the kitchen, conservatory, first floor landing, three further bedrooms (master with en-suite) and a shower room/WC. Gas combi central heating, full uPVC double glazing, EPC rating D (56). Virtual tour available. View now to avoid disappointment.

£185,000

- Semi-detached house
- 3-4 bedrooms (master with en-suite)
- Conservatory
- Secluded garden
- Double driveway



## Property Description

### ENTRANCE LOBBY

4' 1" x 3' 0" (1.27m x 0.92m) uPVC double glazed entrance door, laminate flooring, single radiator and doors leading to the fourth bedroom and lounge.

### FOURTH BEDROOM

11' 10" x 7' 8" (3.62m x 2.34m) Originally this room was an integral garage but has now been professionally converted into living accommodation and is currently used as a fourth bedroom but could be used as a study or additional sitting room. Laminate flooring, uPVC double glazed window and a single radiator.

### LOUNGE

15' 5" x 10' 7" (4.72m x 3.25m) Feature fire surround with concealed downlighting, inset electric fire with marble inlay and hearth, laminate flooring, bay with uPVC double glazed windows, TV aerial, satellite TV cables, telephone point, double radiator, coving and doors leading to the dining room

and inner hallway.

### DINING ROOM

7' 4" x 7' 11" (2.25m x 2.42m) Laminate floor tiles, single radiator, coving, uPVC double glazed French doors with matching side windows opens to the conservatory and a large opening to the kitchen.

### KITCHEN

12' 1" x 10' 9" (3.70m x 3.30m) A lovely white kitchen fitted with a generous range of wall and base units with soft closing doors and drawers. Concealed LED lighting onto contrasting laminate worktops including a breakfast bar and tiled splash-backs. Integrated fan assisted electric oven, additional oven/grill and a five ring gas hob with illuminated extractor canopy over. Integrated large fridge and freezer, base units have plumbing for a washing machine and dishwasher, wall unit houses the gas combi central heating boiler. Raised enamel sink with vegetable drainer and mixer tap with uPVC double glazed window overlooking the garden with matching

door, built-in wine racks and laminate floor tiles.

### INNER HALLWAY

Large under-stair storage cupboard, stairs to the first floor with panelled walls and LED strip lighting.

### FIRST FLOOR

#### LANDING

Airing cupboard, and doors leading to the bedrooms and shower room.

#### MASTER BEDROOM (TO THE REAR)

11' 0" x 9' 2" (3.37m x 2.80m) Cupboard with hanging rail and shelf, uPVC double glazed window, single radiator, TV aerial, loft access hatch and a door leading to the en-suite.

#### EN-SUITE

5' 2" x 4' 11" (1.60m x 1.50m) Glazed corner cubide with mains-fed shower, wash basin with base storage, WC, uPVC



double glazed window, fully tiled walls and floor, central heating towel radiator, LED spotlights and a tiled floor.

#### BEDROOM 2 (TO THE FRONT)

9' 8" x 9' 2" (2.95m x 2.80m) Fitted wardrobe ding door and computer station, uPVC double glazed window, single radiator and a loft access hatch.

#### BEDROOM 3 (TO THE FRONT)

8' 3" x 9' 11" (2.52m x 3.03m) uPVC double glazed window and a single radiator.

#### SHOWER ROOM

8' 0" x 4' 7" (2.44m x 1.40m) Double shower cubide with glazed screens and large rain shower head and additional hand showerhead. Wash basin with base storage, WC, PVC panelled walls and ceiling with inset LED spotlights and extractor fan. Laminate floor tiles, towel radiator and a uPVC double glazed window.

#### EXTERNAL

##### TO THE FRONT

Twin driveway providing off street parking.

##### TO THE REAR

Timber decking, cold water supply tap, lawn garden, three sheds, one with insulation, lighting and power. Enclosed by hedging and timber fence.

#### HEATING

Gas fired central heating via combination boiler and radiators.

#### SECURITY

Infra red alarm system installed.

#### GLAZING

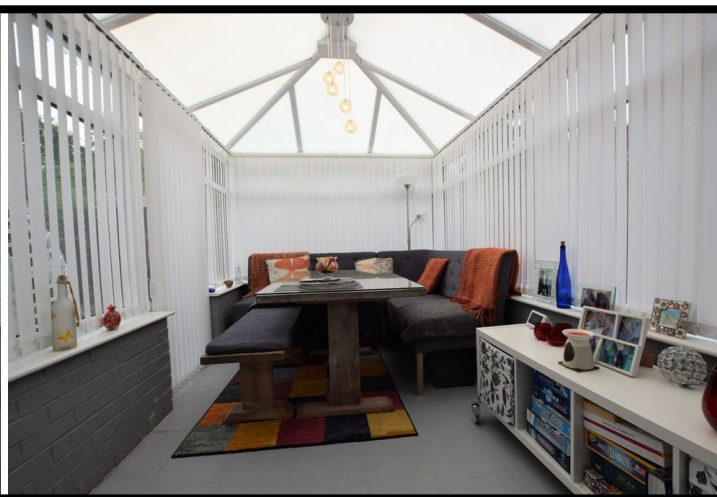
Full uPVC double glazing installed.

#### ENERGY EFFICIENCY

EPC rating D (56). 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

Anthony House

Anthony Street

Stanley

County Durham

DH9 8AF

[www.davidbailes.co.uk](http://www.davidbailes.co.uk)

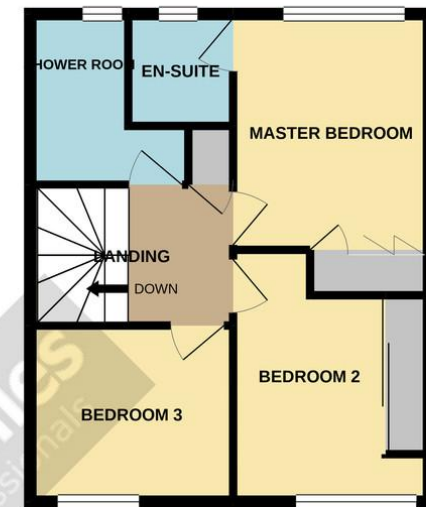
[info@davidbailes.co.uk](mailto:info@davidbailes.co.uk)

01207231111

GROUND FLOOR  
58.3 sq.m. (627 sq.ft.) approx.



1ST FLOOR  
39.7 sq.m. (427 sq.ft.) approx.



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	86	
(39-54) <b>E</b>		

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



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