

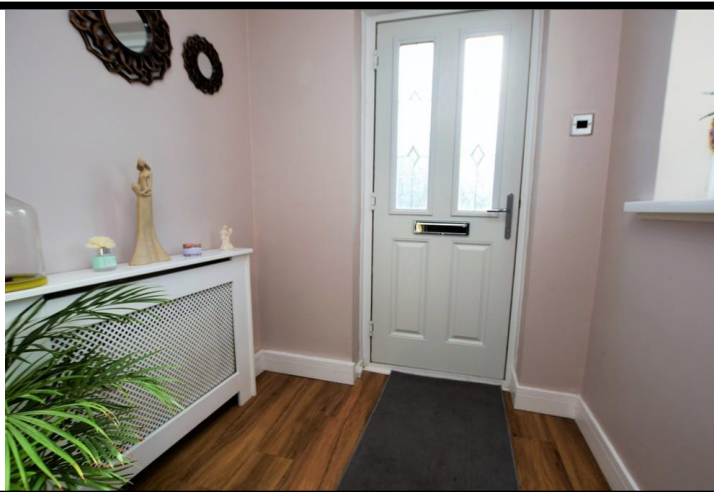


Northumbria Place | East Stanley | Co. Durham | DH9 0UB

A fabulous opportunity to purchase this fine three bedroom semi-detached family home which has been significantly upgraded to a high standard. Highlights include contemporary décor, quality kitchen with island, landscaped low maintenance garden extending to the side, large detached log cabin to the rear and an attached garage and driveway. Viewing is essential to appreciate this lovely property. Gas combi central heating, uPVC double glazing, EPC rating C (71). Virtual tour available.

£195,000

- Semi-detached house
- 3 bedrooms
- Superb landscaped garden
- Substantial summer house
- Quality kitchen with island



Property Description

ENTRANCE PORCH

4' 11" x 5' 10" (1.50m x 1.80m) Composite double glazed entrance door, laminate flooring, uPVC double glazed frosted window, single radiator with cover, coving and a door leading to the lounge.

LOUNGE

11' 4" x 16' 0" (3.46m x 4.88m) Feature fireplace with Oak beam, tiled inlay and hearth. Laminate flooring, uPVC double glazed window, LED spotlights, set up for cinema projector, telephone point, TV aerial, satellite TV cables and a door leading to the kitchen/diner with glazed side windows.

KITCHEN/DINER

18' 11" x 16' 0" (5.78m x 4.88m) A spacious room fitted with a generous range of wall and base units including an island with breakfast bar and pop up electric sockets, soft closing doors and drawers, butchers block style laminate worktops with matching upturns. Integrated fan assisted electric oven/grill,

integrated microwave/combi oven, inset halogen five ring hob with illuminated extractor canopy over. Integrated microwave, plumbed for a washing machine, stainless steel sink with vegetable drainer and mixer tap. Recess to house an American style fridge/freezer, kick-plate heater, laminate flooring, storage cupboard with space for a tumble dryer, two uPVC double glazed windows, matching rear exit door, LED spotlights, double radiator and stairs leading to the first floor.

FIRST FLOOR

LANDING

Storage cupboard housing the gas combi central heating boiler. Loft access hatch, LED spotlights and doors leading to the bedrooms and bathroom.

BEDROOM 1 (TO THE REAR)

9' 9" x 16' 0" (2.98m x 4.88m) uPVC double glazed window with views over the countryside. Double radiator and a telephone point.

BEDROOM 2 (TO THE FRONT)

11' 6" x 8' 11" (3.51m x 2.72m) uPVC double glazed window and a double radiator.

BEDROOM 3 (TO THE FRONT)

11' 6" x 6' 8" (3.51m x 2.05m) uPVC double glazed window and a single radiator.

BATHROOM

5' 4" x 7' 2" (1.63m x 2.19m) A white suite with a panelled bath, electric shower over, glazed screen, pedestal wash basin, WC, frosted uPVC double glazed window, chrome towel radiator and fully tiled walls.

EXTERNAL

GARAGE

17' 6" x 8' 4" (5.34m x 2.56m) Attached single garage with up and over door, power points, lighting, rear uPVC double glazed

window and matching exit door to the rear garden.

TO THE FRONT

Open lawns and driveway leading to the attached garage.

TO THE REAR & SIDE

A generous landscaped garden which extends to the side with gravelled areas, porcelain tiled patios, raised pond with fountain, larch sleepers with integrated LED lighting, artificial lawns, cold water supply tap, security light, three twin electric outdoor sockets, enclosed by timber fence with access to the rear of the garage and to the log cabin/summer house.

LOG CABIN/SUMMER HOUSE

18' 7" x 9' 7" (5.67m x 2.93m) A substantial log cabin situated within the rear garden built from 45mm timber sections with electric socket, Ethernet cable for hard-wired Internet connection, lighting, double glazed French doors and matching twin windows. The building can be used for a variety of uses from a summer house, gym, home office or as the current set

up, a bar/games room.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

Full uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating C (71). 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

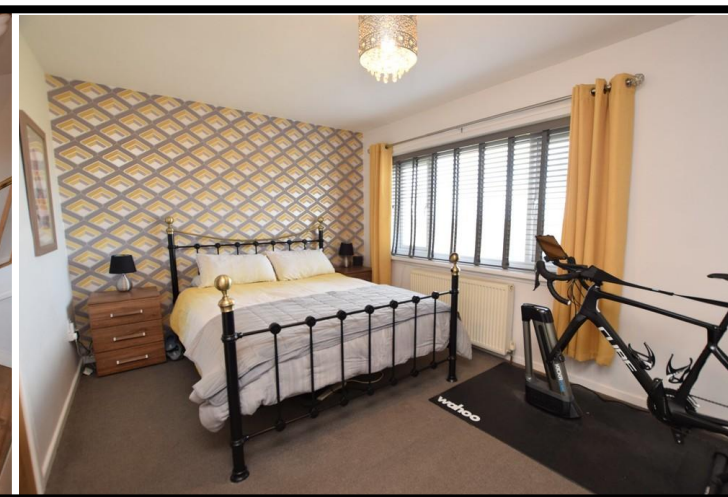
do not attend if you have recently shown symptoms of the Covid-19 virus.

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.

Please note that the owners intend to purchase a new build which may not be ready until late 2022 and so any purchaser must understand that completion may be delayed.



Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Contact Details

Anthony House

Anthony Street

Stanley

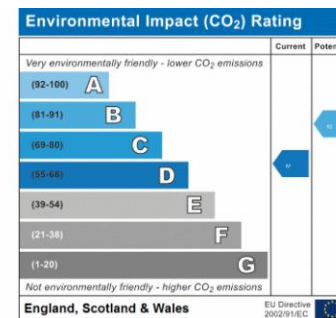
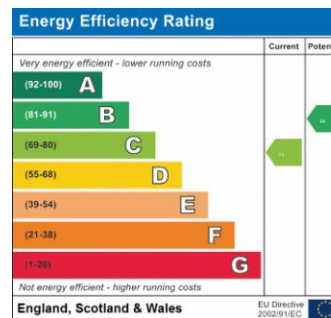
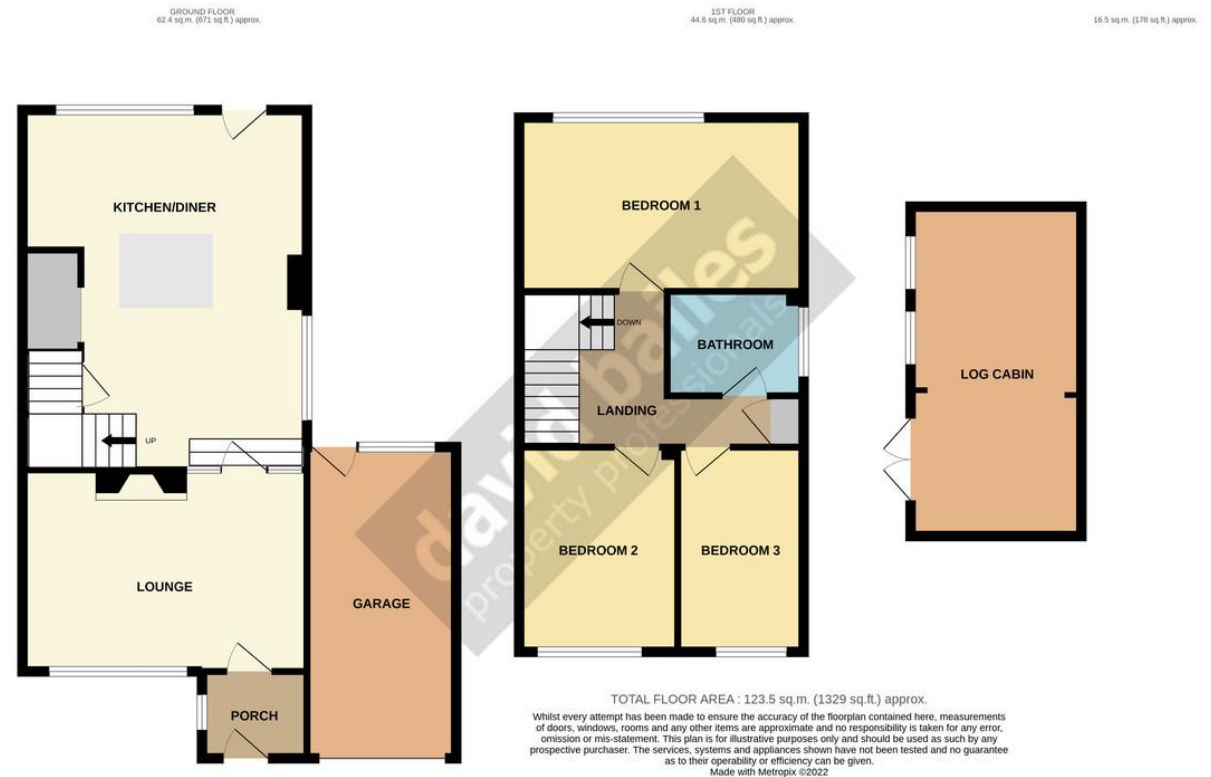
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



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