



## Wooler Drive | The Middles | Stanley | DH9 6FG

This is a very well presented three bedroom detached house which must be viewed to appreciate the location and finish. Set within a cul-de-sac the accommodation comprises an entrance porch, lounge, inner hallway, WC, kitchen/diner. First floor landing, three bedrooms (master with en-suite shower) and a family bathroom. Large driveway to the front and a self-contained landscaped garden to the rear and integral garage. Gas combi central heating, full uPVC double glazing, EPC rating B (82), Council Taxband C and a freehold tenure.

£195,000

- Detached family home
- 3 bedrooms (master with en-suite)
- Garage and driveway
- Landscaped garden
- Lounge plus kitchen/diner



## Property Description

### ENTRANCE PORCH

3' 10" x 3' 7" (1.19m x 1.11m) Composite double glazed entrance door, single radiator, Karndean flooring and a door leading to the lounge.

### LOUNGE

16' 2" (maximum) x 10' 4" (maximum) (4.94m x 3.17m) Karndean flooring, uPVC double glazed window, double radiator, telephone point, satellite TV cables and a door leading to the inner hallway.

### INNER HALLWAY

Stairs to the first floor, Karndean flooring, single radiator and doors leading to the WC and kitchen/diner.

### WC

3' 1" x 4' 5" (0.95m x 1.36m) WC, wash basin with tiled splash-back, single radiator and extractor fan.

### KITCHEN/DINER

7' 6" x 18' 9" (2.31m x 5.73m) Overlooking the rear garden. The kitchen is fitted with a range of high gloss white wall and base units with contrasting laminate worktops and upturns. Integrated fan assisted electric oven/grill, four ring gas hob with concealed extractor fan over and stainless steel splash-back. Integrated dishwasher, washing machine and space for a tall fridge/freezer. Stainless steel sink with vegetable drainer and mixer tap, concealed gas combi central heating boiler, inset LED spotlights, single radiator, uPVC double glazed window and matching French doors opening to the garden.

### FIRST FLOOR

#### LANDING

uPVC double glazed window, airing cupboard, loft access hatch with pull-down loft ladder (loft boarded for storage). Doors lead to the bedrooms and bathroom.

### MASTER BEDROOM (TO THE FRONT)

9' 6" (maximum) x 13' 11" (2.90m x 4.26m) uPVC double glazed windows, single radiator and a door leading to the en-suite shower room.

### EN-SUITE

6' 11" x 4' 7" (2.12m x 1.41m) Thermostatic mains-fed shower with tiled splash-backs and glazed screen. Pedestal wash basin, WC, laminate flooring, mirror with LED lighting, single radiator, inset LED spotlights, uPVC double glazed window and an extractor fan.

### BEDROOM 2 (TO THE REAR)

11' 3" x 8' 8" (3.44m x 2.66m) uPVC double glazed window and a single radiator.

### BEDROOM 3 (TO THE REAR)

7' 10" x 9' 10" (2.39m x 3.00m) uPVC double glazed window and a single radiator.

#### BATHROOM

5' 6" x 8' 8" (1.70m x 2.66m) A white suite featuring a panelled bath with shower fitment, pedestal wash basin, WC, tiled splash-backs, mirror with LED lighting, shaver socket, uPVC double glazed window, single radiator, inset LED spotlights and an extractor fan.

#### EXTERNAL

##### TO THE FRONT

Wide driveway providing off-street parking for three vehicles, open-plan lawn and pathway to the rear.

##### TO THE REAR

A self-contained landscaped garden with paved patio, lawn and raised timber decking.

#### HEATING

Gas fired central heating via combination boiler and radiators.

#### GLAZING

uPVC double glazing installed.

#### ENERGY EFFICIENCY

EPC rating B (82). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

#### COUNCIL TAX

The property is in Council Tax Band C.

#### TENURE

We understand that the property is freehold. We would recommend that any purchaser has this confirmed by their legal advisor.

#### 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

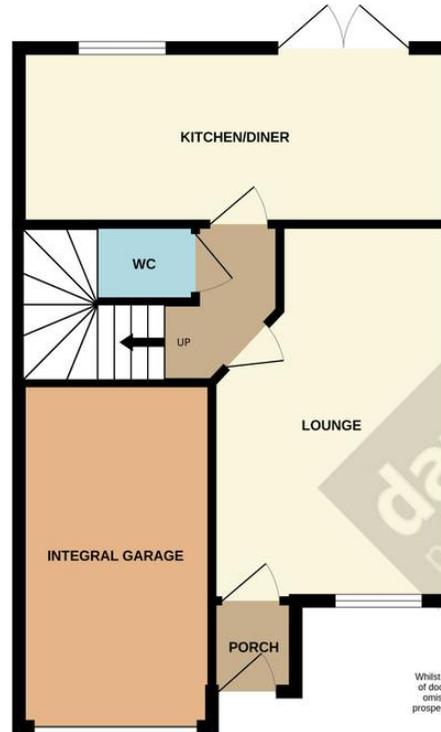
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GROUND FLOOR  
47.1 sq.m. (507 sq.ft.) approx.



1ST FLOOR  
41.2 sq.m. (443 sq.ft.) approx.



TOTAL FLOOR AREA : 88.3 sq.m. (950 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)	<b>A</b>		94
(81-91)	<b>B</b>	82	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		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

