



Campion Drive | Tanfield Lea | Stanley | DH9 9PQ

Located within the popular Bovis estate in Tanfield Lea, a three bedroom semi-detached house with gardens, driveway, garage and is available with no upper chain. The accommodation is well presented and briefly comprises a porch, lounge/diner, hallway, kitchen with integrated appliances, first floor landing, three bedrooms (main with fitted wardrobes) and a bathroom. Gas combi central heating, uPVC double glazing, freehold, Council Tax band B, EPC rating D (64). Virtual tour available.

£155,000

- Semi-detached house
- 3 bedrooms
- Gardens to front and rear
- Garage and driveway
- No upper chain



Property Description

PORCH

5' 10" x 4' 3" (1.78m x 1.30m) uPVC double glazed entrance door with matching side window, laminate flooring and a door to the lounge/diner.

LOUNGE/DINER

24' 6" x 10' 0" (maximum) (7.47m x 3.05m) A spacious and light room with a dual aspect with a uPVC double glazed window to the front and matching sliding patio doors to the rear. Adam style fire surround with electric fire, marble inset and hearth. Dado rail, wall lights, one single and one double radiator, coving, telephone point, serving hatch and a door to the inner hallway.

HALLWAY

Stairs to the first floor with storage cupboard beneath. Doors lead to the garage and kitchen.

KITCHEN

8' 4" x 9' 8" (2.56m x 2.95m) Fitted with a range of wall and base units with contrasting laminate worktops and Laminate wall tiles. Integrated fan assisted electric oven/grill, inset four ring gas hob with stainless steel splash-back and extractor canopy over. Integrated appliances including a dishwasher, fridge and freezer. Stainless steel sink with mixer tap, PVC panelled ceiling with inset LED spotlights, serving hatch, laminate floor tiles, single radiator, uPVC double glazed window and matching rear exit door to the garden.

INTEGRAL GARAGE

15' 7" x 7' 11" (4.76m x 2.42m) An integral single garage with up and over door, power point and lighting. Lockable door leads to the inner hallway.

FIRST FLOOR

LANDING

Storage cupboard, loft access hatch with pull-down ladder.

Doors lead to the bedrooms and bathroom.

BEDROOM 1 (TO THE FRONT)

13' 4" x 10' 4" (4.08m x 3.15m) Fitted wardrobes, over-bed storage and matching dresser. uPVC double glazed window, single radiator, telephone point and a telephone point.

BEDROOM 2 (TO THE REAR)

10' 10" x 10' 4" (3.31m x 3.15m) uPVC double glazed window and a single radiator.

BEDROOM 3 (TO THE FRONT)

8' 9" x 8' 2" (2.67m x 2.51m) uPVC double glazed window and a single radiator.

BATHROOM

6' 3" x 8' 4" (1.92m x 2.56m) A white suite with a P-shaped panelled bath with thermostatic shower over, glazed screen, curtain and rail. Pedestal wash basin, WC, tiled splash-backs, storage cupboard housing the gas combi central heating boiler

and is plumbed for a washing machine. Laminate flooring, uPVC double glazed windows, chrome towel radiator and LED inset spotlighting.

EXTERNAL

TO THE FRONT

Block-paved driveway, lawn and gate with side path to rear garden.

TO THE REAR

Paved patio, cold water supply tap, lawn, shrubs and timber shed. Enclosed by timber fence and gate leading to a public footpath.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

Full uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (64). 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 B.

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

B

Viewing Arrangements

Strictly by appointment

Contact Details

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GROUND FLOOR
48.5 sq.m. (522 sq.ft.) approx.

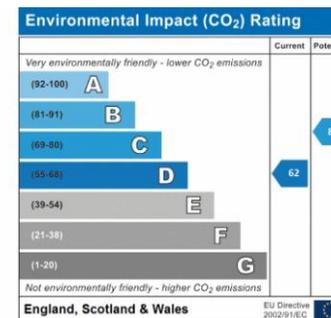
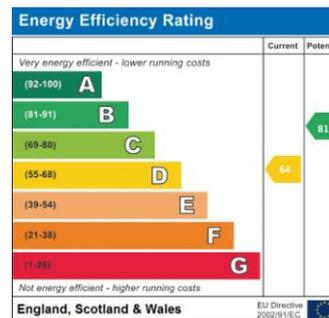


1ST FLOOR
42.1 sq.m. (453 sq.ft.) approx.



TOTAL FLOOR AREA : 90.6 sq.m. (975 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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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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