



Orchard Grove | Kip Hill | Stanley | DH9 8NG

A modern two bedroom semi-detached house on a popular development with garden and off-street parking. This attractive home has freehold tenure and briefly comprises a hallway, kitchen/breakfast room, WC and lounge to the ground floor. On the first floor there is a landing, two bedrooms both with fitted wardrobes and one with an en-suite shower and a bathroom. Gas combi central heating, uPVC double glazing, freehold, EPC rating C (76). Virtual tour available.

£129,950

- Semi-detached house
- 2 bedrooms (one with en-suite)
- Garden
- Off-street parking
- Lounge plus breakfasting kitchen



Property Description

HALLWAY

Double glazed entrance door, single radiator, stairs to the first floor, telephone point and doors leading to the breakfasting kitchen, lounge and WC.

WC

5' 2" x 2' 10" (1.58m x 0.87m) W.C., wash basin with tiled splash-back, single radiator and ceiling extractor fan.

KITCHEN/BREAKFAST ROOM

14' 6" x 7' 5" (4.42m x 2.28m) Fitted with a range of Shaker style white wall and base units with contrasting laminate worktops and tiled splash-backs. Integrated fan assisted electric oven, halogen hob with illuminated extractor canopy over. Additional appliances include an integrated fridge/freezer, free-standing dishwasher and an integrated mashing machine. Stainless steel sink with mixer tap, concealed gas combi central heating boiler, uPVC double glazed window, single radiator and space for a breakfast table.

LOUNGE

10' 0" x 13' 10" (3.06m x 4.22m) Overlooking the rear garden with uPVC double glazed French doors, wall mounted electric fire with remote control, single radiator and TV aerial point.

FIRST FLOOR

LANDING

Storage cupboard, loft access hatch and doors leading to the bedrooms and bathroom.

BEDROOM 1 (TO THE FRONT)

7' 10" x 13' 10" (maximum into wardrobe) (2.41m x 4.22m) Fitted mirrored wardrobes, uPVC double glazed window, single radiator and a door leading to the main bathroom.

BEDROOM 2 (TO THE REAR)

10' 0" (into wardrobe) x 8' 11" (3.06m x 2.74m) Sliding mirrored wardrobe, uPVC double glazed window, single radiator and a door leading to the en-suite shower.

EN-SUITE

8' 7" (maximum) x 4' 5" (2.63m x 1.37m) Thermostatic mains fed shower in a glazed cubicle. Wash basin with base storage, WC, PVC panelled splash-backs, uPVC double glazed window, single radiator and ceiling extractor fan.

BATHROOM

6' 2" x 6' 6" (1.90m x 2.00m) A white suite with panelled bath, pedestal wash basin, WC, tiled splash-backs and a single radiator.

EXTERNAL

TO THE FRONT

Resin driveway providing off-street parking, side path leads to the rear garden.

TO THE REAR

Self-contained landscaped patio garden with timber shed, enclosed by fence.

CENTRAL HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating C (76). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

TENURE

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

COUNCIL TAX

The property is in Council Tax band A.

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. To arrange a viewing please contact the office. Please do not attend if you have recently shown symptoms of the Covid-19 virus. We may need to restrict the number of people within the property at one time and limit time of the viewing to 15 minutes.

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.

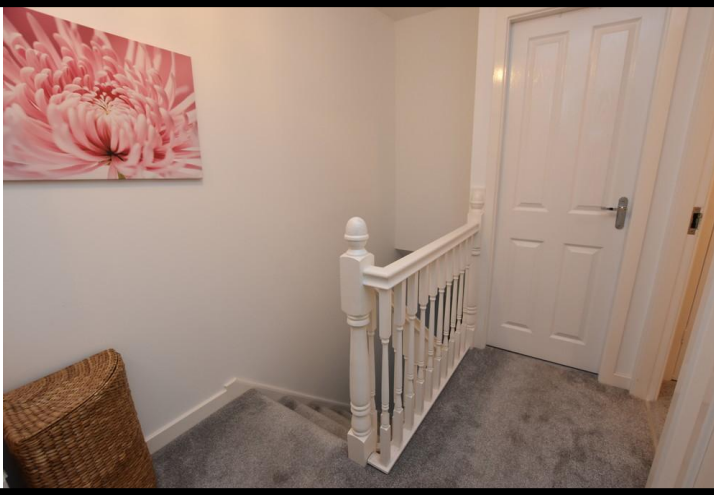
MORTGAGE ADVICE

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

A

Viewing Arrangements

Strictly by appointment

Contact Details

Anthony House

Anthony Street

Stanley

County Durham

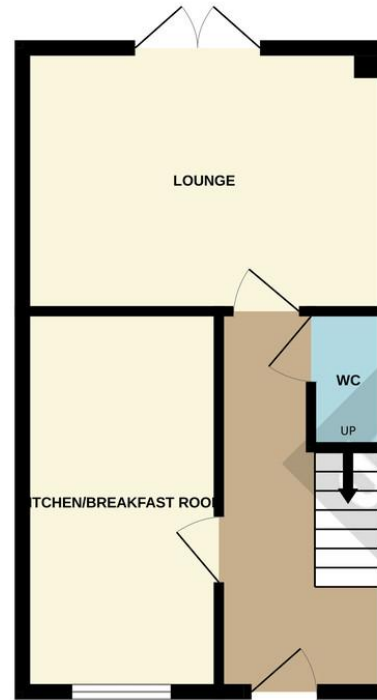
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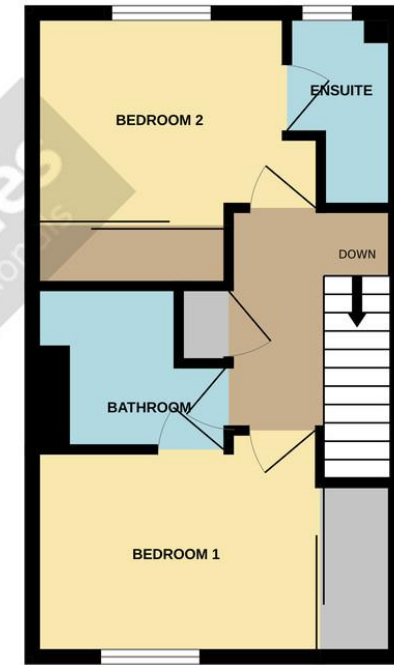
info@davidbailes.co.uk

01207231111

GROUND FLOOR
31.5 sq.m. (339 sq.ft.) approx.

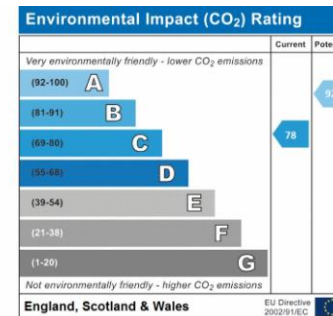
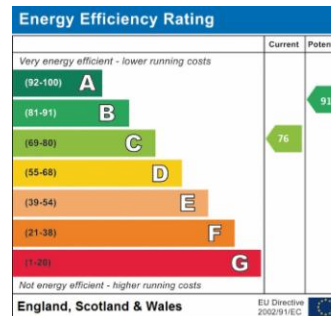


1ST FLOOR
31.1 sq.m. (334 sq.ft.) approx.



TOTAL FLOOR AREA: 62.6 sq.m. (673 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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