



Causey Drive | Kip Hill | Stanley | DH9 0LN

Located within a popular estate within a cul-de-sac we offer this three bedroom semi-detached house which requires some updating and is available with no upper chain. The accommodation comprises a hallway, two reception rooms, kitchen, first floor landing, three bedrooms, bathroom and separate WC. Gardens to front and rear, driveway and attached garage. Gas combi central heating, double glazing, freehold, Council Tax band C. EPC rating D (65). Virtual tour available.

£165,000

- Semi-detached house on popular estate
- 3 bedrooms
- Gardens
- Garage and driveway
- No upper chain



Property Description

HALLWAY

14' 4" x 6' 4" (4.38m x 1.95m) uPVC double glazed entrance door with matching side window, single radiator, wall lights, coving, stairs to the first floor and doors leading to the lounge and kitchen.

LOUNGE

14' 4" x 13' 10" (4.38m x 4.22m) Two single radiators, uPVC double glazed window, wall lights, coving and glazed sliding doors to the dining room.

DINING ROOM

10' 4" x 10' 10" (3.17m x 3.32m) uPVC double glazed window, single radiator, coving and serving hatch.

KITCHEN

10' 4" x 9' 3" (3.17m x 2.82m) Fitted with a range of wall and base units with contrasting laminate worktops and tiled splash-backs. Integrated fan assisted electric oven/grill, four ring gas hob with extractor canopy over. Stainless steel sink with vegetable drainer and mixer tap, double glazed window and a uPVC double glazed rear exit door.

FIRST FLOOR

LANDING

Double glazed window, loft access hatch, storage cupboard, coving, single radiator and doors leading to the bedrooms and bathroom.

BEDROOM 1 (TO THE FRONT)

13' 6" x 12' 5" (4.13m x 3.80m) Double glazed window, single radiator, coving, fitted wardrobes and a telephone point.

BEDROOM 2 (TO THE REAR)

11' 5" x 11' 0" (3.50m x 3.36m) Double glazed window, single radiator and coving.

BEDROOM 3 (TO THE FRONT)

9' 10" x 8' 1" (3.02m x 2.47m) Double glazed window, storage cupboard, single radiator and coving.

BATHROOM

5' 6" x 6' 7" (1.68m x 2.01m) Panelled bath, pedestal wash basin, tiled splash-backs, chrome towel radiator, double glazed window and coving.

WC

5' 6" x 2' 8" (1.68m x 0.82m) WC, dado rail, double glazed window and coving.

EXTERNAL

TO THE FRONT

Block paved driveway providing off-street parking, lawn and mature shrubs and conifers. Path leads to the rear.

TO THE REAR

Block paved patio, lawn, mature shrubs and conifers. Access to the garage and brick tool shed with plumbing for a washing machine, cold water supply tap.

GARAGE

19' 5" x 8' 11" (5.94m x 2.74m) An attached single garage with up and over door, side window, wall mounted gas combi central heating boiler and rear door. Power points and lighting.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

Double glazing installed.

ENERGY EFFICIENCY

EPC rating D (65). 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 C.

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.

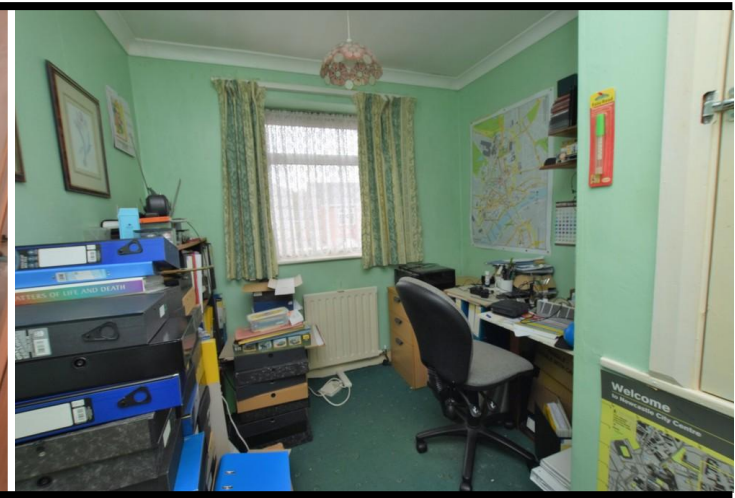
MAKING AN OFFER

Fitted with a range of wall and base units, complimentary work surfaces, tiled splash backs, integrated oven and cooking hob, inset sink and drainer.....

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

C

Viewing Arrangements

Strictly by appointment

Contact Details

Anthony House

Anthony Street

Stanley

County Durham

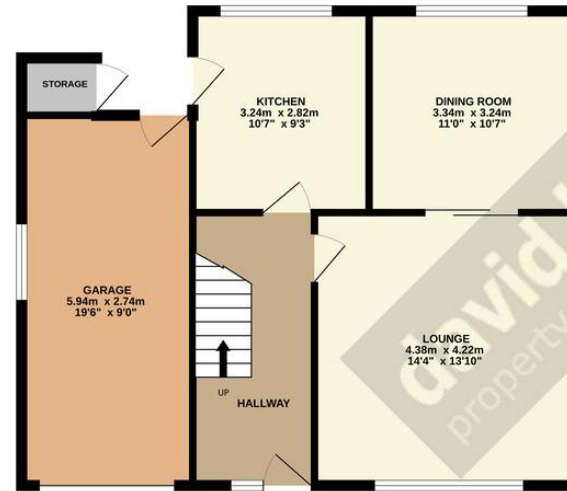
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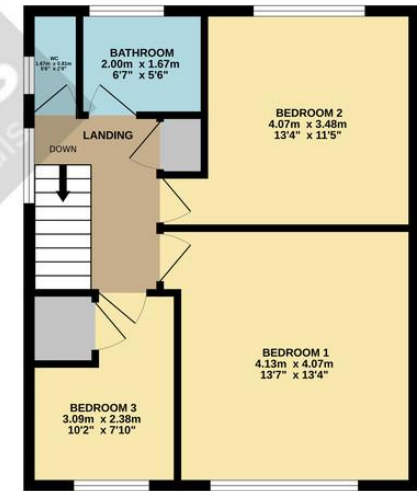
info@davidbailes.co.uk

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GROUND FLOOR
64.3 sq.m. (692 sq.ft.) approx.

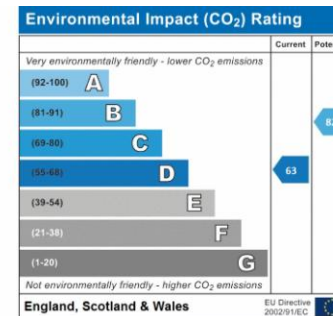
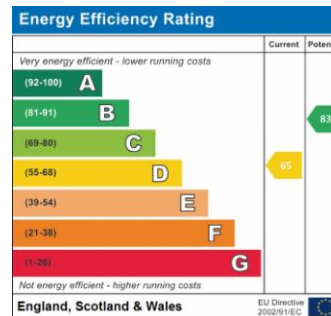


1ST FLOOR
47.0 sq.m. (505 sq.ft.) approx.



TOTAL FLOOR AREA: 111.3 sq.m. (1198 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

