



Kates Gill Grange | Middle Farm | Stanley | DH9 6FH

A superbly presented three bedroom semi-detached house is located on a new development and must be viewed to appreciate the accommodation on offer. Highlights include contemporary fixtures and fittings, off road parking and large rear garden. The accommodation comprises a hallway, kitchen/diner, WC, lounge, first floor landing, three bedrooms and a bathroom. Off-street parking for several vehicles and a generous rear garden. Gas combi central heating, freehold, Council Tax band B, EPC rating B. Virtual tour available.

£150,000

- Newly built semi-detached house
- Generous garden
- Off street parking for several vehicles
- Well presented with contemporary fixtures and fittings
- Three bedrooms



Property Description

HALLWAY

uPVC entrance door to hallway. Single radiator, herring bone patterned vinyl floor tiles, stairs to the first floor, hard-wired smoke alarm and a door leading to the kitchen/diner.

KITCHEN/DINER

16' 0" x 10' 2" (4.90m x 3.11m) A contemporary kitchen, fitted with a range of wall and base units with contrasting laminate worktops and tiled splash-backs. Integrated fan assisted electric oven/grill, inset four ring gas hob with concealed extractor fan over. Stainless steel sink with mixer tap, free-standing fridge/freezer, plumbed for a washing machine, concealed gas combi central heating boiler, uPVC double glazed windows, double radiator, ceiling extractor fan, herring bone patterned vinyl floor tiles and doors leading to the WC and to the lounge.

WC

5' 5" x 2' 11" (1.66m x 0.91m) WC, wash basin with tiled splash-back, single radiator, herring bone patterned vinyl floor tiles and a ceiling extractor fan.

LOUNGE

10' 9" x 13' 5" (3.30m x 4.10m) Overlooking the rear garden with uPVC double glazed French doors opening to the rear garden, matching window, double radiator, feature panelled wall, TV aerial, satellite TV cables and telephone point.

FIRST FLOOR

LANDING

9' 6" x 6' 2" (2.90m x 1.88m) Loft access hatch with pull-down loft ladder, single radiator, hard-wired smoke alarm and doors leading to the bedrooms and bathroom.

BEDROOM 1 (TO THE FRONT)

8' 1" x 13' 5" (2.48m x 4.10m) Twin uPVC double glazed windows, feature panelled wall, recess storage with pull-out hanging rails, wall lights and a single radiator.

BEDROOM 2 (TO THE REAR)

12' 5" x 7' 0" (3.80m x 2.15m) uPVC double glazed window and a single radiator.

BEDROOM 3 (TO THE REAR)

9' 1" x 6' 0" (2.77m x 1.85m) uPVC double glazed window and a single radiator.

BATHROOM

6' 0" x 7' 0" (1.84m x 2.15m) A white suite featuring a panelled bath with hand riser and thermostatic shower head over, glazed screen, pedestal wash basin, WC, tiled splash-backs, single radiator, tiled floor, wall extractor fan and a uPVC double glazed frosted window.

EXTERNAL

TO THE FRONT

Open forecourt lawn, cold-water supply tap, side gravelled driveway providing off-street parking for several vehicles. Timber gate leading to the rear.

TO THE REAR

A generous north-facing garden enclosed by timber fence with paved patio, metal storage shed, lawn, twin flower beds enclosed by timber sleepers and a timber decked patio at the base of the garden.

HEATING

Gas fired central heating via combination boiler and radiators.

DOUBLE GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating B (84). 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 B.

MAINTENANCE CHARGES

We understand that there is a maintenance charge which goes towards the upkeep of the communal areas on the estate. This is currently set at £98 per annum.

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.





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

Anthony House

Anthony Street

Stanley

County Durham

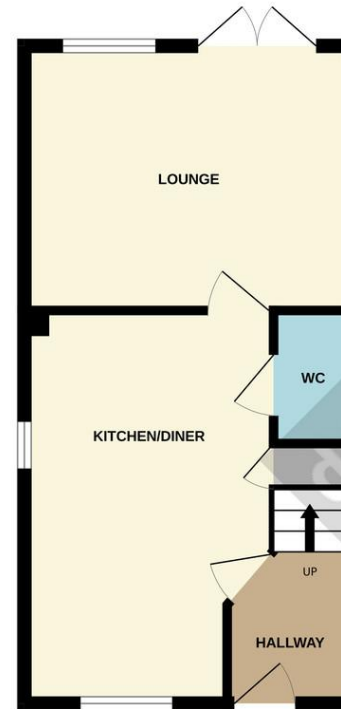
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GROUND FLOOR
33.6 sq.m. (361 sq.ft.) approx.



1ST FLOOR
33.1 sq.m. (357 sq.ft.) approx.



TOTAL FLOOR AREA : 66.7 sq.m. (718 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) A			96
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		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

