

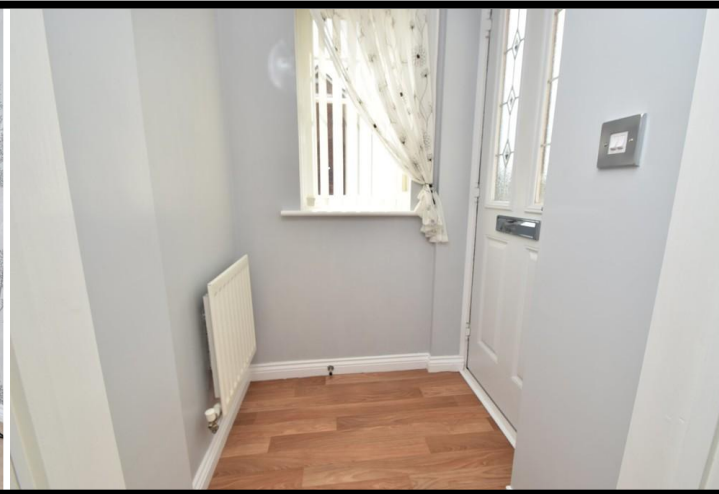


## Derwent Rise | South Moor | Stanley | DH9 7EE

An immaculately presented three bedroom detached house with no upper chain and a southerly aspect with the benefit of income generating solar panels. The well designed accommodation comprises a porch, dining room, hallway, WC, lounge, kitchen, first landing, three bedrooms (master with en-suite shower) and a family bathroom. Gardens to front and rear, integral garage with electric car charger and dual off-street parking. Gas central heating, Council Tax band C, freehold, EPC rating C (75). Virtual tour available.

£164,950

- Modern detached house, no upper chain
- 3 bedrooms (master with en-suite)
- Garage with electric car charger and off-street parking
- Solar panels with feed-in-tariff
- Gardens to the front and rear



## Property Description

### PORCH

3' 8" x 3' 5" (1.13m x 1.06m) Composite double glazed entrance door, single radiator, uPVC double glazed window, coving and a door leading to the dining room.

### DINING ROOM

9' 0" x 9' 11" (2.76m x 3.04m) uPVC double glazed window, double radiator, coving, telephone point and an archway leading to the hallway.

### HALLWAY

Stairs to the first floor, double radiator, wall mounted room thermostat and doors leading to the WC, kitchen and lounge.

### WC

3' 2" x 4' 9" (0.98m x 1.46m) Pedestal wash basin with tiled splash-back, WC, uPVC double glazed frosted window, single radiator and a ceiling extractor fan.

### KITCHEN

13' 0" (maximum) x 8' 1" (3.97m x 2.47m) Fitted with a range of wall and base units with concealed surface lighting onto contrasting laminate worktops and tiled splash-backs. Integrated fan assisted electric oven/grill, four ring gas hob with concealed extractor fan over. Sink with vegetable drainer and mixer tap, plumbed for a washing machine space for a tumble dryer and also for a fridge/freezer. Built-in wine rack, inset spotlights, uPVC double glazed window and double glazed side exit door, concealed gas central heating boiler and a double radiator.

### LOUNGE

10' 11" x 10' 0" (3.34m x 3.06m) Large bay with uPVC double glazed windows, fire surround with inset electric fire, double radiator, coving, TV aerial point and satellite TV cables.

### FIRST FLOOR

#### LANDING

6' 2" x 12' 5" (1.90m x 3.80m) Airing cupboard housing the hot water tank, double radiator, uPVC double glazed window and doors leading to the bedrooms and bathroom.

#### MASTER BEDROOM (TO THE REAR)

11' 1" x 9' 4" (3.40m x 2.87m) uPVC double glazed window, double radiator, TV aerial point, dressing area with dual fitted wardrobes and a door leading to the en-suite shower.

#### EN-SUITE

7' 7" x 4' 0" (2.32m x 1.22m) Glazed enclosure with thermostatic shower and tiled splash-backs. Pedestal wash basin, WC, uPVC double glazed window, single radiator and an extractor fan.

#### BEDROOM 2 (TO THE FRONT)

8' 8" x 9' 9" (2.66m x 2.98m) Fitted wardrobe, uPVC double



glazed window and a double radiator.

#### BEDROOM 3 (TO THE FRONT)

7' 11" x 8' 8" (2.43m x 2.66m) uPVC double glazed window, double radiator and a loft access hatch.

#### BATHROOM

6' 5" x 6' 0" (1.97m x 1.84m) A white suite featuring a panelled bath with tiled splash-backs, pedestal wash basin, WC, uPVC double glazed window, double radiator, shaver socket, extractor fan and inset spotlights.

#### EXTERNAL

#### INTEGRAL GARAGE

15' 10" x 8' 3" (4.83m x 2.52m) An integral garage with up and over door, electric car charger, power points and lighting.

#### TO THE FRONT

Block-paved driveway providing off road side by side parking

for two vehicles, open plan lawn and a path leading to the rear.

#### TO THE REAR

A low maintenance garden with gravelled area and raised timber decking (which will require some maintenance). Cold water supply tap.

#### HEATING

Gas fired central heating via boiler and radiators.

#### GLAZING

uPVC double glazing installed.

#### ENERGY EFFICIENCY

EPC rating C (75). Please speak to a member of staff for a copy of the full Energy Performance Certificate. The current owners installed an array of solar panels in 2014 which has a feed-in-tariff providing an additional income which is currently around £750 per annum. In addition there is also a solar iboost installed to aid with the heating of the hot water.

#### 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. 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

C

## Viewing Arrangements

Strictly by appointment

## Contact Details

Anthony House

Anthony Street

Stanley

County Durham

DH9 8AF

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01207231111

GROUND FLOOR  
48.1 sq.m. (518 sq.ft.) approx.

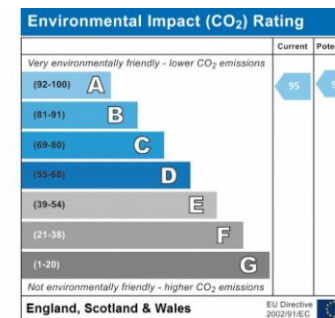
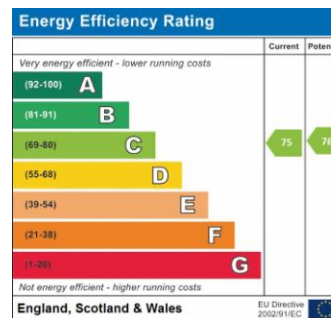


1ST FLOOR  
43.2 sq.m. (465 sq.ft.) approx.



TOTAL FLOOR AREA : 91.4 sq.m. (983 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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