



Causey Drive | Kip Hill | Stanley | DH9 0LP

Located on the fringe of a popular estate we offer this well presented detached two bedroom bungalow with gardens to three sides, garage and generous off-street parking. The accommodation comprises an entrance hallway, lounge, kitchen/diner, two double bedrooms and a shower room/WC. Gas combi central heating, full uPVC double glazing, freehold, Council Tax band D, EPC rating D (63). Virtual tour available.

£220,000

- Detached bungalow
- Two double bedrooms
- Gardens to three sides
- Garage and off street parking for several vehicles
- Lounge plus kitchen/diner



Property Description

HALLWAY

14' 9" x 4' 11" (4.50m x 1.50m) uPVC double glazed entrance door with matching side window, storage cupboard, single radiator, laminate flooring, loft access hatch with pull-down ladder (loft partly boarded with lighting). Doors lead to the lounge, bedroom and shower room/WC.

LOUNGE

12' 1" x 15' 10" (3.70m x 4.85m) A spacious lounge with dual aspect with a large bay to the front with uPVC double glazed windows plus additional side window. Adam style fire surround with marble inlay and hearth, inset living flame gas fire. Double radiator, telephone point, TV aerial, coving and a door leading to the kitchen/diner.

KITCHEN/DINER

12' 4" x 15' 5" (3.77m x 4.70m) Fitted with a range of wooden wall and base units with contrasting laminate worktops and tiled splash-backs. Induction hob with concealed extractor fan

over plus an additional wall extractor fan. Breakfast bar, stainless steel sink with vegetable drainer and mixer tap, plumbed for both a washing machine and also for a dishwasher. Space for a free standing fridge/freezer, additional cupboard housing the gas combi central heating boiler. Tiled floor to the kitchen area, uPVC double glazed windows, matching French doors to the rear, double radiator and coving.

BEDROOM 1 (TO THE FRONT)

12' 2" x 10' 7" (3.73m x 3.24m) Free-standing wardrobes, uPVC double glazed window, double radiator and coving.

BEDROOM 2 (TO THE REAR)

12' 4" x 10' 7" (maximum) (3.77m x 3.24m) uPVC double glazed window, double radiator and coving.

SHOWER ROOM/WC

8' 11" x 6' 6" (2.72m x 2.00m) Shower enclosure with tiled splash-backs and thermostatic shower, glazed door, pedestal

wash basin, WC, chrome towel radiator, wall extractor fan, part tiled walls, uPVC double glazed window and coving.

EXTERNAL

GARAGE

17' 7" x 10' 1" (5.36m x 3.09m) An attached single garage with electric roller door, cold water supply tap, Ohme electric car charger, power points, lighting, uPVC double glazed rear window and composite side exit door.

TO THE FRONT

The property is entered via secure gates giving access to a large driveway with patterned concrete to one side and Beamish cobble to the other. Space for a large storage shed to one side, large lawn, mature shrubs and plants wraps around to the side extending to the rear.

TO THE LEFT SIDE

The lawn continues with mature borders, concrete patterned path and security light.

TO THE RIGHT SIDE

Side gate leads to a low maintenance garden with pebbles, wild flower patch and paved patio.

TO THE REAR

There is a Beamish cobbled hard stand which has the potential to become additional off-street parking if an official dropped curb was installed. Beyond a timber fence and gate is a patterned concrete patio with Keter storage shed, cold water supply taps (x2), external electric socket, security light and water butt. The property is enclosed on all sides by a mixture of brick walls, timber fencing and mature hedging.

HEATING

Gas fired central heating via combination boiler and radiators which was installed circa 2019.

ROOF

The owner installed a new roof to the property circa 2021.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (63). 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 D.

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.





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

D

Viewing Arrangements

Strictly by appointment

Contact Details

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GROUND FLOOR
88.4 sq.m. (951 sq.ft.) approx.



TOTAL FLOOR AREA : 88.4 sq.m. (951 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
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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

