



Orchard Grove | Kip Hill | Stanley | DH9 8NY

AVAILABLE WITH NO UPPER CHAIN. Located on a cul-de-sac on a popular modern estate, this three bedroom detached family home is very well presented with highlights including a large garden room, rear garden and detached garage and off road parking. The property is presented with contemporary décor and comprises of a hallway, WC, lounge, garden room, kitchen/breakfast room, utility, first floor landing, three bedrooms (master with en-suite) and a family bathroom. Under-floor/ radiator gas central heating, freehold tenure, Council Tax band C and an EPC rating of C (74).

Virtual tour available.

£230,000

- Detached family home with no upper chain
- 3 bedrooms (master with en-suite)
- Lounge plus breakfasting kitchen
- Large garden room
- Garage and driveway



Property Description

HALLWAY

Double glazed entrance door, storage cupboard, single radiator Travertine effect part tiled floor, laminate flooring, stairs to the first floor and doors leading to the cloakroom/WC, lounge, kitchen/diner and utility room.

WC

3' 3" x 4' 9" (1.01m x 1.46m) WC, wash basin, tiled splash-back, Travertine effect tiled floor, single radiator, frosted double glazed window and ceiling extractor fan.

LOUNGE

18' 1" x 10' 6" (5.53m x 3.22m) Feature natural stone fire surround with electric fire, bay with uPVC double glazed window, coving, two double radiators, telephone points, satellite TV cables and uPVC double glazed French doors open to the garden room.

GARDEN ROOM

10' 4" x 11' 5" (3.15m x 3.50m) Formerly a conservatory which has had an insulated roof installed. uPVC double glazed windows, polished tiled floor with under-floor heating, wall lights and French doors opening to the rear garden.

KITCHEN/DINER

10' 10" x 11' 6" (3.32m x 3.53m) Fitted with a range of Shaker style wall and base units with concealed lighting onto contrasting laminate worktops and tiled splash-backs. Integrated fan assisted double oven/grill, four ring gas hob with concealed extractor over. Integrated fridge, freezer and dishwasher, stainless steel sink with vegetable drainer and mixer tap. Bay with uPVC double glazed windows, Travertine effect tiled floor and double radiator.

UTILITY ROOM

6' 10" x 5' 11" (2.09m x 1.81m) Fitted with a Shaker style wall and base units with contrasting laminate worktops and tiled splash-back. Travertine effect tiled floor, stainless steel sink

with mixer tap, plumbed for a washing machine, wall mounted central heating boiler, extractor fan, single radiator, and a double glazed rear exit door to the garden.

FIRST FLOOR

LANDING

uPVC double glazed window, airing cupboard housing the hot water tank, loft access hatch and doors leading to the bedrooms and bathroom.

MASTER BEDROOM (TO THE FRONT)

9' 5" x 11' 2" (2.88m x 3.42m) Feature panelled walls, built-in storage cupboards, uPVC double glazed window, single radiator and a door leading to the en-suite.

EN-SUITE

6' 4" x 6' 2" (1.95m x 1.90m) Thermostatic shower in glazed enclosure, tiled splash-backs, wash basin with storage cupboards beneath, WC, tiled floor, single radiator, uPVC

double glazed frosted window and a wall mounted extractor fan.

BEDROOM 2 (TO THE FRONT)

9' 3" x 9' 8" (2.82m x 2.95m) Feature panelled wall, built-in storage cupboard, uPVC double glazed window and a single radiator.

BEDROOM 3 (TO THE FRONT)

11' 4" x 6' 5" (3.47m x 1.98m) uPVC double glazed window and a single radiator.

BATHROOM

8' 6" (maximum) x 7' 4" (maximum) (2.60m x 2.25m) A white suite featuring a panelled bath with thermostatic shower over Travertine effect tiled splash-backs and matching floor, pedestal wash basin, WC, uPVC double glazed frosted window, single radiator and a wall mounted extractor fan.

EXTERNAL

TO THE FRONT

Open plan lawn.

TO THE REAR

Paved patio, security light, twin electric socket, lawn, timber decking, enclosed by timber fence and gate.

GARAGE & PARKING

Detached single garage with roller door, power points and lighting. Drive way for two vehicles to the side with cold water supply tap and light.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating C (74). 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 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.





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

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GROUND FLOOR
58.1 sq.m. (626 sq.ft.) approx.



1ST FLOOR
45.3 sq.m. (488 sq.ft.) approx.



TOTAL FLOOR AREA : 103.5 sq.m. (1114 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			85
(69-80) C		74	
(55-68) D			
(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



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