



## Dryden Close | East Stanley | Co. Durham | DH9 6TT

This delightful two-bedroom semi-detached house is offered to the market chain-free, featuring a detached garage, garden, and notably stylish kitchen and bathroom facilities. The property has an entrance hall leading to a spacious lounge/diner, followed by a modern kitchen equipped with integrated appliances. The first floor presents two generously sized double bedrooms, each with built-in storage solutions, and a beautifully appointed bathroom complete with a separate shower unit. Benefiting from gas-fired combination central heating and comprehensive uPVC double glazing, this home ensures comfort and efficiency. It is available on a freehold basis, falls within Council Tax Band A, and boasts an EPC rating of D (66). Experience this property first-hand through our available virtual tour.

£120,000

- Chain-free, delightful two-bedroom semi-detached house.
- Features a detached garage and garden.
- Stylishly designed kitchen and bathroom.
- Welcoming entrance hall leading to a spacious lounge/dining area.



## Property Description

### HALLWAY

5' 9" x 8' 11" (1.77m x 2.73m) uPVC double glazed entrance door with matching side window, stairs to the first floor, laminate flooring, single radiator, internal glazed window to the kitchen, dado rail, coving, telephone point and a door leading to the lounge/diner.

### LOUNGE/DINER

20' 8" x 11' 2" (6.31m x 3.41m) Dual aspect with uPVC double glazed windows to the front and rear. Laminate flooring, dado rail, coving, two double radiators, wall lights, TV aerial point, doors lead to the kitchen and rear lobby.

### KITCHEN

14' 7" x 8' 11" (4.46m x 2.73m) An impressive kitchen fitted with a generous range of wall and base units with contrasting worktops and tiled splash-backs. Integrated fan assisted electric oven/grill, halogen hob with concealed extractor fan over, integrated appliances include a microwave, fridge and

freezer, plumbed for a washing machine and space for a tumble dryer (free standing appliances may be available through separate negotiation). Stainless steel sink with vegetable drainer and mixer tap and a uPVC double glazed window.

### REAR LOBBY

2' 9" x 2' 11" (0.85m x 0.89m) Laminate flooring, dado rail and a uPVC double glazed rear exit door.

### FIRST FLOOR

#### LANDING

Dado rail, loft access hatch and doors leading to the bedrooms and bathroom.

### BEDROOM 1 (TO THE FRONT)

9' 3" x 15' 5" (2.82m x 4.70m) Fitted wardrobes, uPVC double glazed window, single radiator and coving.

### BEDROOM 2 (TO THE REAR)

11' 2" x 9' 0" (3.42m x 2.75m) Fitted wardrobes, additional cupboard housing the gas combi central heating boiler, uPVC double glazed window, single radiator and coving.

### BATHROOM

5' 4" x 8' 5" (1.65m x 2.57m) A modern white suite featuring a panelled bath, separate enclosure with electric shower, pedestal wash basin, WC, fully tiled walls in Travertine effect. PVC panelled ceiling with inset LED lighting, two uPVC double glazed windows and a chrome towel radiator.

### EXTERNAL

#### TO THE FRONT

Overlooks Local Authority land.

#### TO THE REAR

A low maintenance garden with cold water supply tap, access to the detached garage and is enclosed by timber fencing.

#### GARAGE & PARKING

17' 8" x 8' 4" (5.40m x 2.56m) A detached brick-built single garage with up and over door, power points, lighting and a uPVC side exit door. With drive to the front providing off-street parking.

#### HEATING

Gas fired central heating via combination boiler and radiators.

#### GLAZING

uPVC double glazing installed.

#### ENERGY EFFICIENCY

EPC rating D (66). 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 A.

#### 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.

#### 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

A

## Viewing Arrangements

Strictly by appointment

## Contact Details

Anthony House

Anthony Street

Stanley

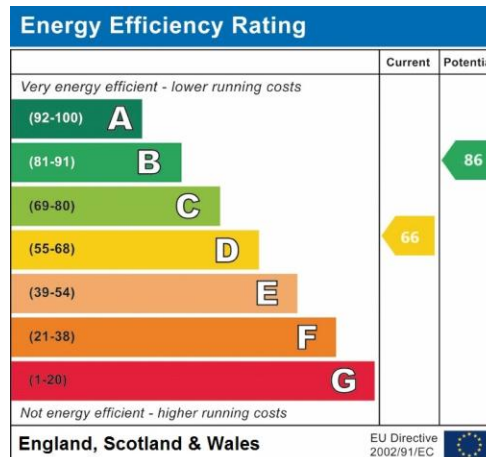
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

