

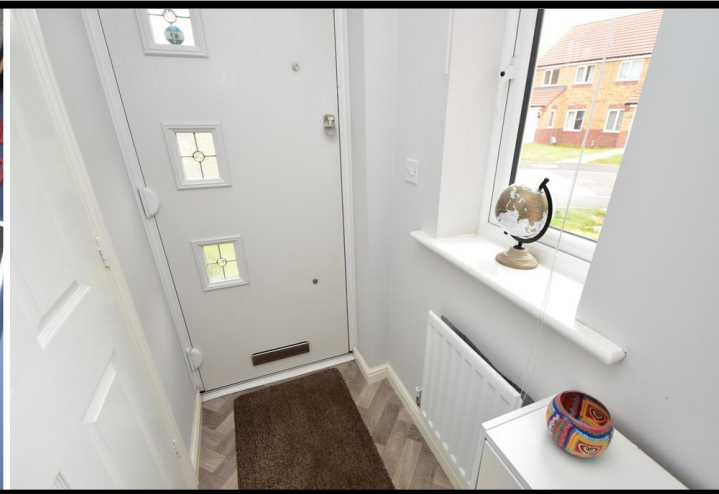
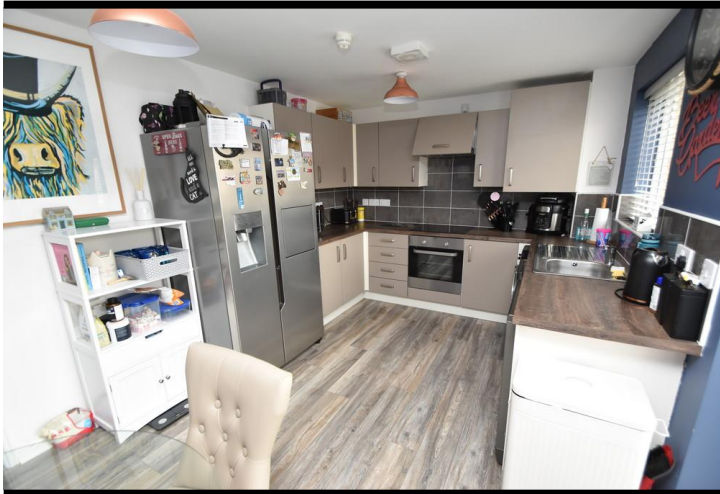


## Kates Gill Grange | Middle Farm | Stanley | DH9 6FH

Constructed in 2018, this three-bedroom semi-detached home is beautifully maintained and includes the remainder of a 10-year NHBC warranty. The property features an entrance porch, a downstairs cloakroom, a lounge, and a kitchen/diner equipped with integrated appliances. On the first floor, there is a landing, three bedrooms and a shower room with an additional WC. Externally, the house boasts front and rear gardens, alongside a driveway with space for two cars. It benefits from gas central heating via a combi boiler, uPVC double glazing throughout, and holds a freehold tenure. This home falls under Council Tax band B and has an EPC rating of B (84). A virtual tour is available for further insight.

£149,950

- Three-bedroom semi-detached house.
- Remainder of a 10-year NHBC warranty included.
- Off-street parking for two vehicles.
- Lounge plus kitchen/diner.
- Three bedrooms and a shower room/WC on the first floor.
- Front and rear gardens.



## Property Description

### ENTRANCE PORCH

5' 2" x 3' 3" (1.60m x 1.00m) Composite double glazed entrance door, uPVC double glazed window, single radiator and doors leading to the cloakroom/WC and lounge.

### CLOAKROOM/WC

5' 2" x 0' 3" (1.60m x 0.1m) Wash basin with tiled splash-back, WC, single radiator and a uPVC double glazed window.

### LOUNGE

14' 7" x 14' 6" (4.45m x 4.44m) Laminate flooring, stairs to the first floor with storage cupboard beneath, uPVC double glazed window, double radiator, hard-wired smoke alarm, telephone point, satellite TV and TV aerial points and a doorway leading to the kitchen/diner.

### KITCHEN/DINER

9' 6" x 14' 6" (2.91m x 4.44m) Overlooking the rear garden and fitted with a range of wall and base units with contrasting

laminate worktops and tiled splash-backs. Integrated fan assisted electric oven/grill, induction hob with concealed extractor fan over. Stainless steel single drainer sink with mixer tap, space for an American style fridge/freezer, plumbed for a washing machine, concealed wall mounted gas combi central heating boiler, space for a dining table, double radiator, uPVC double glazed window and matching French doors which open onto the rear garden.

### FIRST FLOOR

#### LANDING

Single radiator, loft access hatch and doors leading to the bedrooms and shower room/WC.

#### BEDROOM 1 (TO THE FRONT)

11' 3" x 8' 2" (3.45m x 2.50m) uPVC double glazed window and a single radiator.

#### BEDROOM 2 (TO THE REAR)

9' 6" x 8' 2" (2.91m x 2.51m) Sliding mirrored wardrobe, uPVC double glazed window and a single radiator.

#### BEDROOM 3 (TO THE FRONT)

8' 1" x 6' 1" (2.48m x 1.87m) uPVC double glazed window and a single radiator.

#### SHOWER ROOM/WC

6' 1" x 6' 1" (1.86m x 1.86m) Walk-in double shower tray with thermostatic shower, glazed screen and tiled splash-back. Pedestal wash basin, WC, chrome towel radiator, uPVC double glazed window and a wall extractor fan.

#### EXTERNAL

#### TO THE FRONT

Open-plan lawn.

#### TO THE REAR

Timber decking to lawn with flower beds. Enclosed by timber fence.

#### PARKING

To the side is a two-car driveway providing off-street parking.

#### HEATING

Gas fired central heating via combination boiler and radiators.

#### 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.

#### COUNCIL TAX

The property is in Council Tax band B.

#### TENURE

We understand that the property is freehold. We would recommend that any purchaser has this confirmed by their legal advisor.

#### MAINTENANCE COSTS

Please note there is an annual charge to help towards the maintenance costs of the communal areas on the estate. The current charge is around £102.00 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.

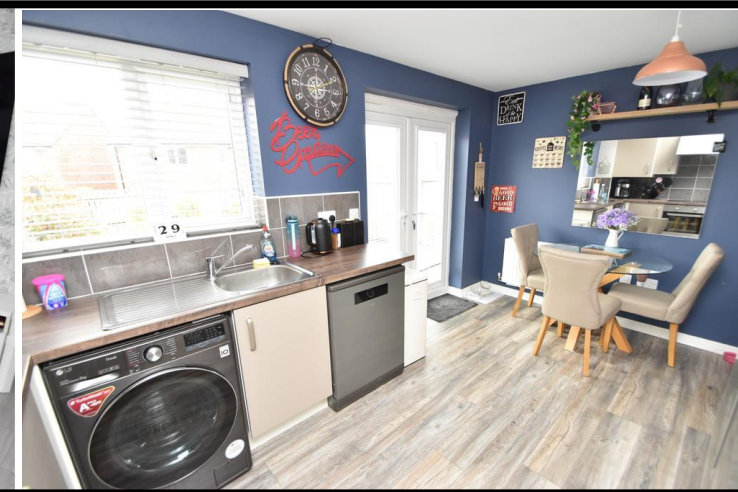
#### MAKING AN OFFER

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

Council Tax band B.

## Viewing Arrangements

Strictly by appointment

## Contact Details

Anthony House

Anthony Street

Stanley

County Durham

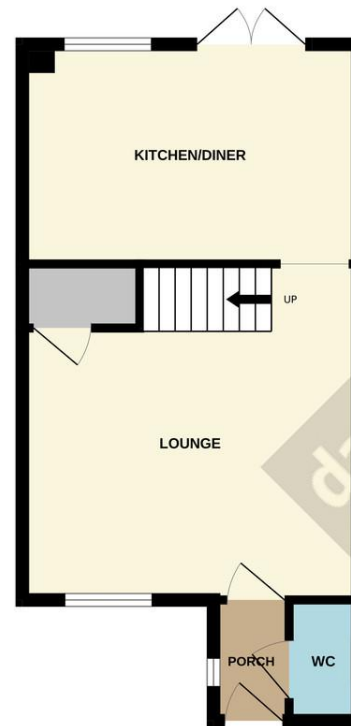
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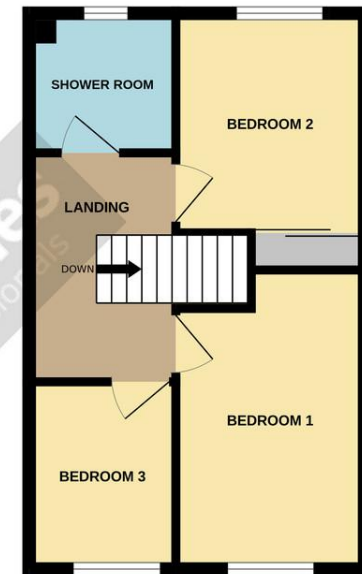
[info@davidbailes.co.uk](mailto:info@davidbailes.co.uk)

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GROUND FLOOR  
35.6 sq.m. (384 sq.ft.) approx.



1ST FLOOR  
32.6 sq.m. (351 sq.ft.) approx.



TOTAL FLOOR AREA: 68.2 sq.m. (734 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.  
Made with Metropix G2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			97
(81-91) <b>B</b>		84	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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

