



Causey Drive | Kip Hill | Stanley | DH9 0LW

Located in a quiet, sought-after development, this three-bedroom semi-detached bungalow is presented to the market with no onward chain, and early viewing is strongly advised. The property features an attached garage, driveway, a secluded wrap-around garden, and a substantial conservatory. Internally, the home includes a welcoming hallway, a spacious living room, a separate dining room, a large conservatory, a kitchen, three bedrooms (each with built-in wardrobes), and a bathroom. Additional benefits include gas combi central heating, a partially boarded loft for extra storage, uPVC double glazing throughout, and freehold tenure. The property falls within Council Tax band C and has an EPC rating of D (63). A virtual tour is available for further insight.

£225,000

- Sought-after, quiet development.
- Three-bedroom semi-detached bungalow.
- No onward chain – immediate purchase available.
- Features include an attached garage and private driveway.
- Secluded wrap-around garden and large conservatory.



Property Description

HALLWAY

Composite double glazed entrance door with uPVC double glazed side window. Loft hatch with pull-down ladder to provide access for storage to a partly boarded loft with light. Single radiator, ceiling mounted Positive Input Ventilation system and doors leading to the lounge, bedrooms and bathroom.

LOUNGE

22' 5" x 11' 3" (6.84m x 3.43m) Dual aspect with uPVC double glazed half-bow window to the front and double glazed sliding patio door to the conservatory at the rear. Gas fire on a marble hearth, three single radiators, dado rail, coving, TV aerial and a door leads to the dining room.

DINING ROOM

15' 7" x 8' 3" (4.77m x 2.53m) Half-bow uPVC double glazed window, storage cupboard, laminate flooring, double radiator, coving, telephone point and a folding door leading to the

kitchen.

KITCHEN

13' 3" x 8' 10" (4.04m x 2.70m) Fitted with a range of wall and base units with contrasting laminate worktops and tiled walls. Integrated fan assisted double oven/grill, five ring gas hob with wall mounted gas grill over. Stainless steel sink with mixer tap, plumbed in washing machine, free-standing fridge/freezer, cupboard housing the gas combi central heating boiler, single radiator, breakfast bar, coving, loft access hatch, uPVC double glazed windows and side exit door to the garden.

BEDROOM 1 (TO THE REAR)

8' 10" x 13' 2" (2.71m x 4.02m) Fitted wardrobes, uPVC double glazed window, single radiator and coving.

BEDROOM 2 (TO THE FRONT)

13' 1" x 8' 3" (4.00m x 2.54m) Fitted wardrobe, uPVC double glazed window, double radiator and coving.

BEDROOM 3 (TO THE FRONT)

9' 8" x 6' 11" (2.97m x 2.11m) Fitted wardrobe, uPVC double glazed window, double radiator and coving.

EXTERNAL

ATTACHED GARAGE

15' 8" x 9' 10" (4.80m x 3.00m) An attached garage with electric up and over door, uPVC double glazed window and matching rear exit door to the rear garden. Power points and lighting.

TO THE FRONT

Lawn, driveway, side gate to rear garden.

TO THE REAR

A secluded large garden which extends to one side. Paved patio, external light, cold water supply tap, timber shed, lawn, mature shrubs and conifers. Enclosed by timber shed.

HEATING

Gas fired central heating via combination boiler and radiators.

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 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.

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

C

Viewing Arrangements

Strictly by appointment

Contact Details

Anthony House

Anthony Street

Stanley

County Durham

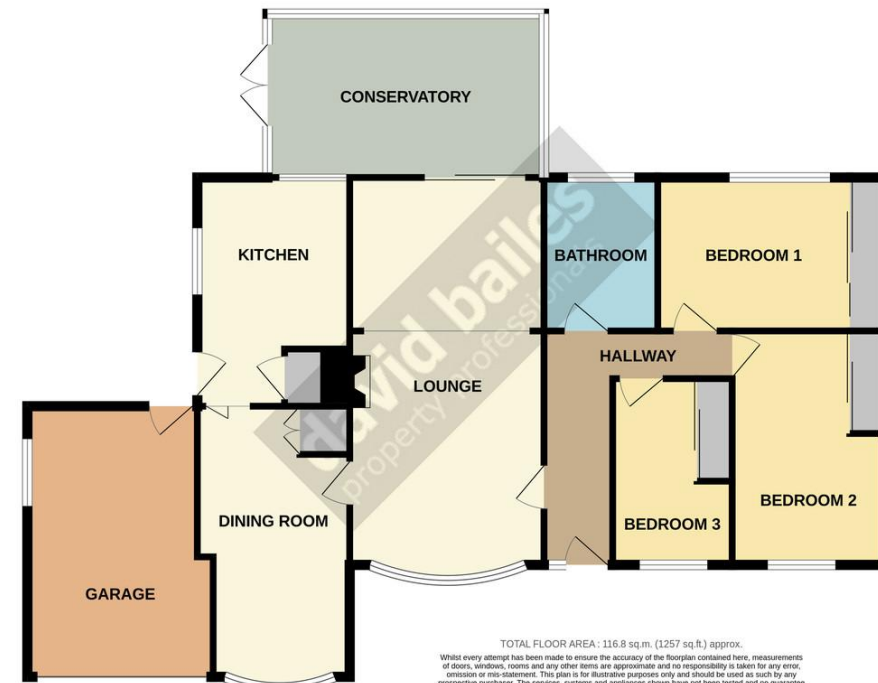
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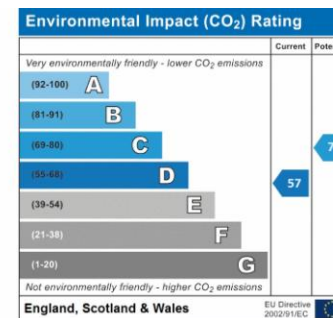
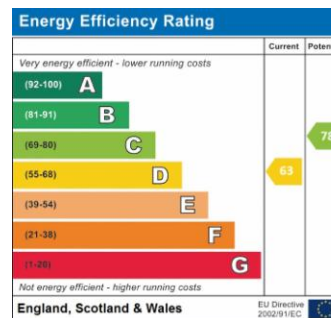
info@davidbailes.co.uk

01207231111

GROUND FLOOR
116.8 sq.m. (1257 sq.ft.) approx.



TOTAL FLOOR AREA: 116.8 sq.m. (1257 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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