

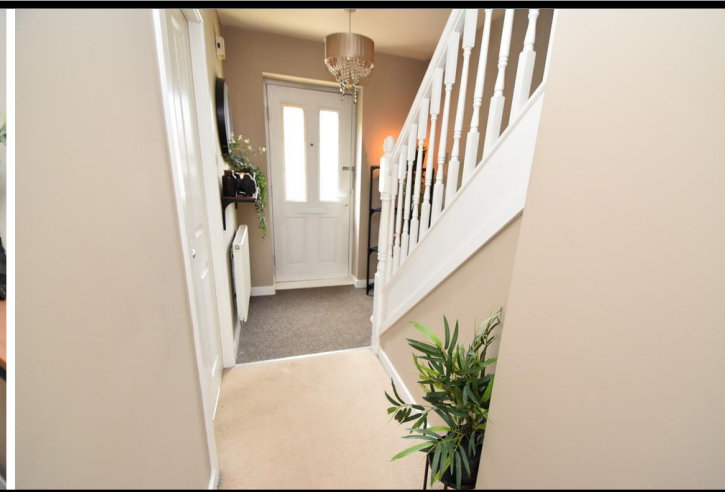


## Orchard Grove | Kip Hill | Stanley | DH9 8NL

This modern two bedroom semi-detached house is located within a cul-de-sac on a popular estate and will make the perfect first home with highlights including off-road parking and rear garden. The accommodation comprises a hallway, WC, breakfasting kitchen with integrated appliances, lounge, first floor landing, two bedrooms, one with en-suite shower and the second with an additional door to the bathroom. Gas combi central heating, uPVC double glazing, freehold tenure, Council Tax band A, EPC rating C (75). Virtual tour available.

**£134,950**

- Modern two-bedroom semi-detached house.
- Located in a cul-de-sac on a popular estate.
- Ideal first home with off-road parking.
- Rear garden.
- Hallway, WC, breakfasting kitchen with integrated appliances, and lounge.



## Property Description

### HALLWAY

14' 4" x 6' 1" (4.38m x 1.86m) uPVC double glazed entrance door, stairs to the first floor, single radiator and doors leading to the breakfasting kitchen, lounge and WC.

### WC

5' 2" x 2' 11" (1.60m x 0.90m) WC, wash basin with tiled splash-back, single radiator and ceiling extractor fan.

### BREAKFASTING KITCHEN

14' 5" x 7' 4" (4.41m x 2.26m) A contemporary kitchen fitted with a range of wall and base units with contrasting laminate worktops and tiled splash-backs. Integrated fan assisted electric oven/grill, four ring gas hob with extractor fan over. Additional integrated appliances include a fridge, freezer and washing machine. Stainless steel sink with mixer tap, concealed gas combi central heating boiler, uPVC double glazed window and a double radiator.

### LOUNGE

10' 1" x 13' 10" (3.09m x 4.24m) uPVC double glazed French doors open to the garden. Single radiator, TC aerial cables and a telephone point.

### FIRST FLOOR

#### LANDING

Storage cupboard, loft access hatch with pull-down ladder (part boarded for storage with light). Doors lead to the bedrooms and bathroom.

#### BEDROOM 1 (TO THE REAR)

10' 0" (into wardrobe) x 9' 0" (3.07m x 2.75m) Fitted mirrored wardrobe with sliding doors, uPVC double glazed window, single radiator and a door leading to the en-suite.

#### EN-SUITE

8' 7" (maximum) x 4' 5" (2.64m x 1.35m) Thermostatic shower with tiled splash-backs, pedestal wash basin, WC, uPVC

double glazed window, single radiator and an extractor fan.

#### BEDROOM 2 (TO THE FRONT)

7' 11" x 13' 10" (into wardrobe) (2.43m x 4.24m) Fitted wardrobe with sliding mirrored door, uPVC double glazed window, single radiator and a door leading to the bathroom.

#### BATHROOM

6' 2" x 5' 6" (1.90m x 1.70m) A white suite featuring a panelled bath with tiled splash-backs, pedestal wash basin, WC, single radiator and a ceiling mounted extractor fan.

#### EXTERNAL

##### TO THE FRONT

Driveway providing off-street parking, side path leads to the rear.

##### TO THE REAR

Paved patio, lawn garden enclosed by timber fence.



#### HEATING

Gas fired central heating via combination boiler and radiators.

#### GLAZING

uPVC double glazing installed.

#### ENERGY EFFICIENCY

EPC rating C (75). 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.

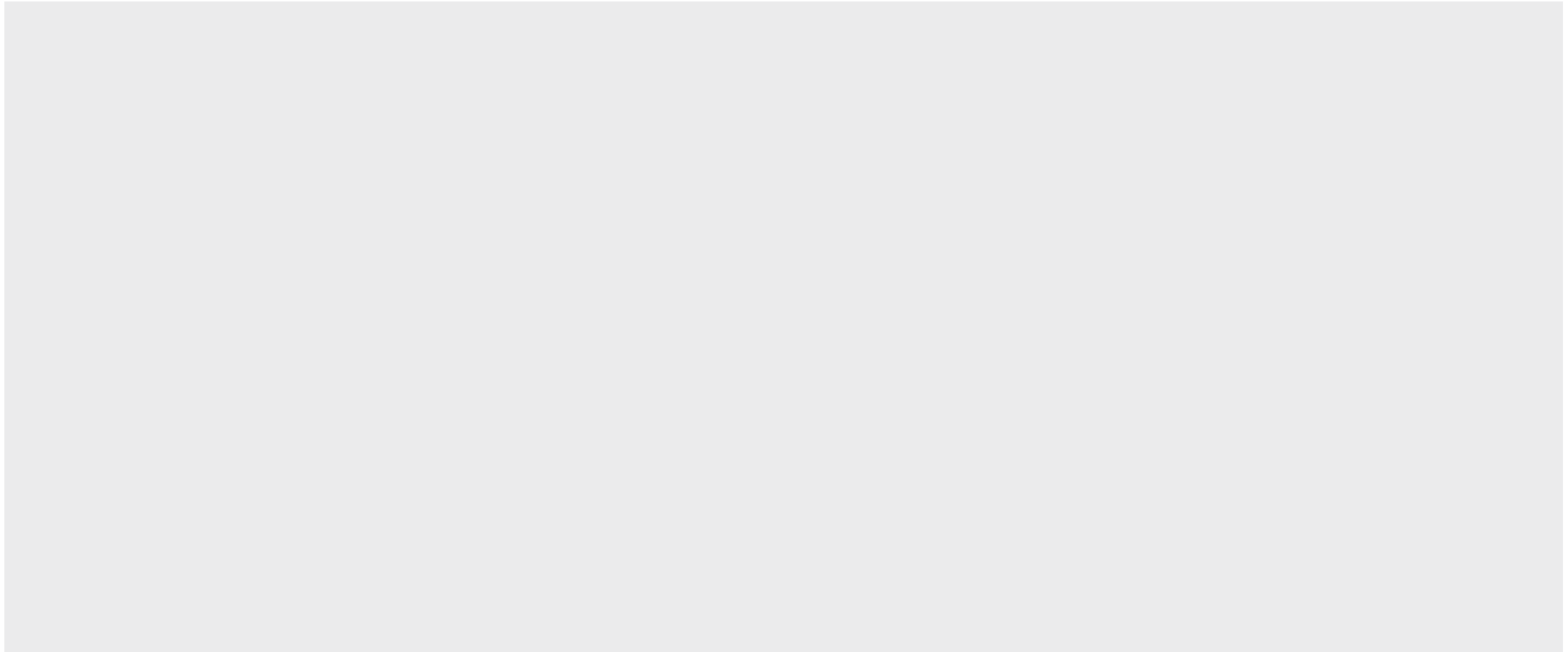
#### MORTGAGE ADVICE

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

County Durham

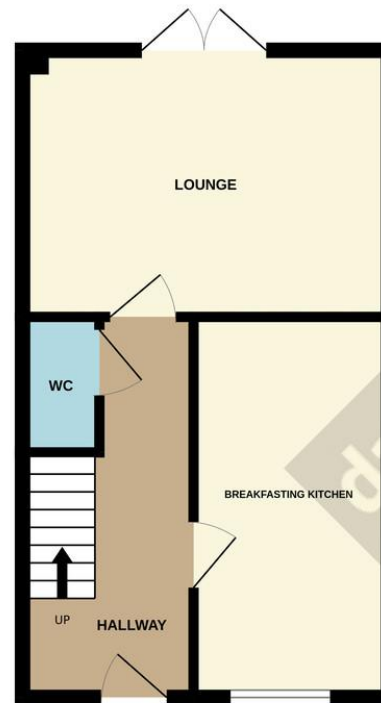
DH9 8AF

[www.davidbailes.co.uk](http://www.davidbailes.co.uk)

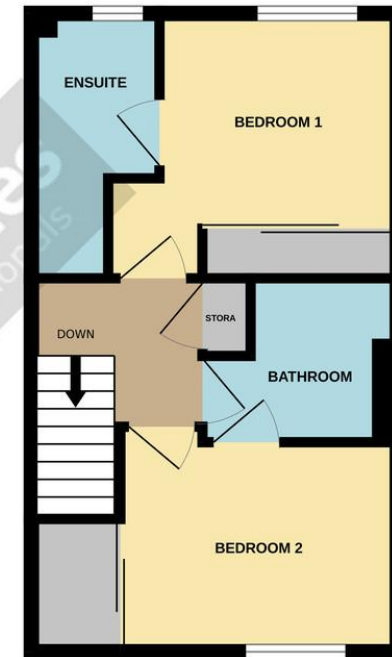
[info@davidbailes.co.uk](mailto:info@davidbailes.co.uk)

01207231111

GROUND FLOOR  
31.7 sq.m. (342 sq.ft.) approx.

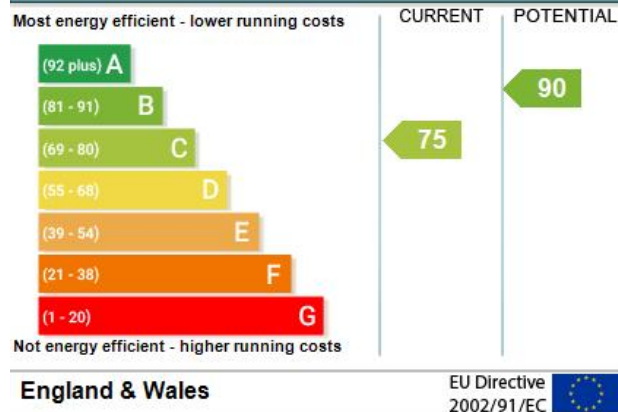


1ST FLOOR  
31.0 sq.m. (334 sq.ft.) approx.



TOTAL FLOOR AREA: 62.8 sq.m. (675 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 ©2024

### Energy Rating



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

