

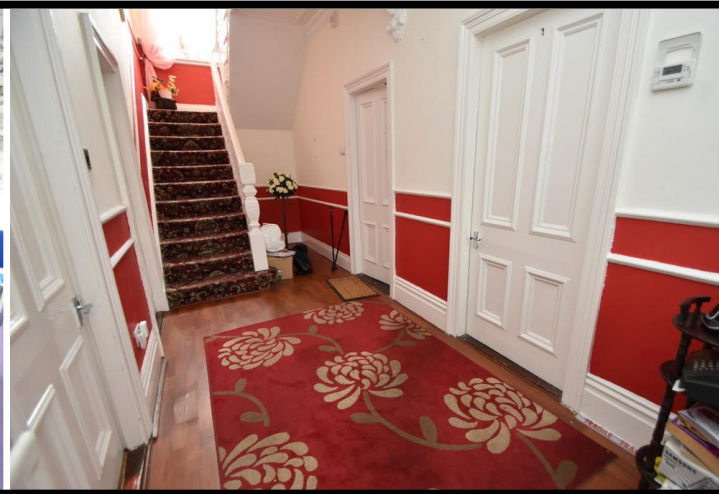


## The Manse | New Kyo | Stanley | DH9 7JF

Introducing a rare opportunity to acquire a spacious, double-fronted detached house, boasting four bedrooms and offered with no upward chain. This property presents an excellent canvas to create a truly stunning family home. The generous accommodation is ideal for a growing family, featuring an inviting lobby, a welcoming hallway, three versatile reception rooms, a breakfasting kitchen, and a large conservatory. Up stairs, you'll find four well-proportioned bedrooms, a family bathroom with a separate WC, and access to a loft room currently utilised as a bar/games/storage space—perfect for conversion into additional bedrooms or other uses. Additional benefits include off-road parking, a low-maintenance yard, gas combi central heating, uPVC double glazing, and an alarm system. Council Tax Band B, has an EPC rating of E (50), freehold. Virtual tours are available.

£260,000

- Spacious, detached house available.
- 4 bedrooms: Ideal for a growing family.
- No upward chain, no onward chain.
- 3 reception rooms plus conservatory
- Loft room: Currently a bar/games/storage space, potential for conversion.



## Property Description

### LOBBY

5' 3" x 6' 9" (1.62m x 2.07m) uPVC double glazed entrance door, laminate flooring, wood panelled walls, cornicing, glazed door with matching side windows leads to the main hallway.

### HALLWAY

20' 4" x 6' 9" (6.222m x 2.07m) Stairs with turned newel post and spindles leads to the first floor, double radiator, dado rail, sculpted corbels, cornicing, telephone point and doors leading to the reception rooms and breakfasting kitchen.

### LOUNGE

14' 11" x 14' 4" (4.56m x 4.37m) Dark wood fire surround with tiled inserts, open fireplace, large bay window with uPVC double glazed windows, laminate flooring, dado rail, picture rail, cornicing, double radiator, satellite TV cables and TV aerial point.

### DINING ROOM

15' 0" x 14' 5" (4.58m x 4.40m) Large bay window with uPVC double glazed windows, feature dark wood fire surround with brick inlay and open fireplace. Dado rail, picture rail, coving and a double radiator.

### SITTING ROOM

12' 11" x 14' 4" (3.95m x 4.37m) Feature dark wood fire surround with integral mirror over, tiled inserts and open fireplace, base storage to alcoves, uPVC double glazed window and a double radiator.

### KITCHEN

12' 9" x 14' 5" (3.91m x 4.40m) Fitted with a range of wall and base units with laminate worktops, breakfast bar and tiled splash-backs. Integrated fan assisted electric oven/grill, halogen hob, plumbed for a washing machine and also for a dishwasher. Stainless steel sink with vegetable drainer and mixer tap, uPVC double glazed window, laminate flooring, part panelled walls, large walk-in pantry cupboard with uPVC

double glazed window. Off the kitchen is the conservatory accessed via a uPVC door.

### CONSERVATORY

14' 11" x 12' 11" (4.57m x 3.94m) Brick base with uPVC double glazed windows, side door and twin French doors. Tiled floor and ceiling light/fan.

### FIRST FLOOR

#### LANDING

uPVC double glazed window on the half-landing. Dado rail, double radiator, sculpted corbels, cornicing and doors leading to the bedrooms, bathroom, WC and to the loft staircase.

#### BEDROOM 1 (TO THE FRONT)

15' 1" x 14' 4" (4.60m x 4.38m) Feature marble fire surround with cast iron inlay with decorative tiled inserts, open fireplace, uPVC double glazed window, double radiator, picture rail and coving.

#### BEDROOM 2 (TO THE FRONT)

15' 0" x 14' 3" (4.58m x 4.36m) Feature marble fire surround with cast iron inlay with decorative tiled inserts, open fireplace, uPVC double glazed window, double radiator, picture rail and coving.

#### BEDROOM 3 (TO THE REAR)

13' 0" x 14' 3" (3.97m x 4.36m) Fitted wardrobes, over-head storage, uPVC double glazed window, double radiator and coving.

#### BEDROOM 4 (TO THE FRONT)

9' 4" x 6' 9" (2.85m x 2.06m) uPVC double glazed window, coving and a single radiator.

#### BATHROOM

9' 6" x 14' 4" (2.90m x 4.37m) Separated into two areas, corner bath, separate thermostatic shower cubicle, tiled splash-backs, wash basin with base storage, airing cupboard housing the gas combi central heating boiler, shaver socket, uPVC double

glazed windows and two double radiators.

#### WC

3' 1" x 6' 5" (0.95m x 1.97m) WC, uPVC double glazed window, PVC panelled walls and matching ceiling with inset spotlights.

#### SECOND FLOOR

##### LOFT STORAGE/GAMES ROOM

15' 5" x 35' 0" (4.71m x 10.68m) Accessed via a staircase and saloon doors. Currently being used as a bar/games/storage room but could be converted into additional living space or bedrooms (subject to Building Regulations/planning approval if required). To one end is a bar, there are two uPVC double glazed windows, eaves storage to both sides, double radiator, power points and lighting.

#### EXTERNAL

##### TO THE FRONT

Modest forecourt garden.

##### TO THE REAR

Accessed via a shared side driveway leading to a large block-paved driveway with room to accommodate several cars.

Block-paved self-contained yard with cold water supply tap.

#### HEATING

Gas fired central heating via combination boiler and radiators.

#### GLAZING

uPVC double glazing installed.

#### ENERGY EFFICIENCY

EPC rating E (50). 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.

#### 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

B

## Viewing Arrangements

Strictly by appointment

## Contact Details

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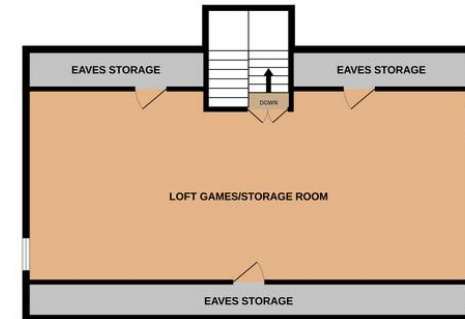
GROUND FLOOR  
110.4 sq.m. (1188 sq.ft.) approx.



1ST FLOOR  
90.4 sq.m. (973 sq.ft.) approx.

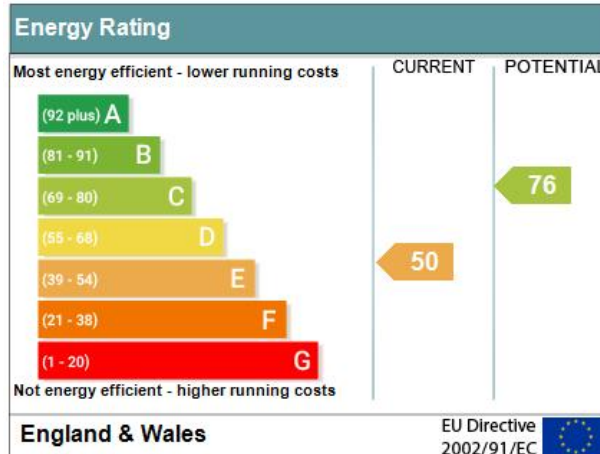


2ND FLOOR  
73.3 sq.m. (789 sq.ft.) approx.



TOTAL FLOOR AREA : 274.0 sq.m. (2949 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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