



Coniscliffe Road | Stanley | Co. Durham | DH9 7RF

£170,000

Situated on a spacious plot, this three-bedroom semi-detached house offers excellent potential for extension and comes with the added benefit of no upper chain. The property features gardens on three sides, a detached garage, and a driveway with space for two cars. Inside, the accommodation includes a welcoming hallway, a bright lounge/diner, a breakfasting kitchen, and a conservatory. Upstairs, you'll find three bedrooms (the master with fitted wardrobes) and a shower room with WC. Enjoying lovely countryside views to the front, gas central heating via a combi boiler, uPVC double glazing, and the property is freehold. It's within Council Tax band B and has an EPC rating of D (68). Virtual tours are available for your convenience.

- 3 bedroom semi-detached house, potential to extend.
- No upper chain.
- Generous gardens on three sides, offering plenty of outdoor space.
- Detached garage and driveway with space for two cars.
- Welcoming hallway leading to a bright and spacious lounge/diner.



Property Description

HALLWAY

uPVC double glazed entrance door to hallway. Storage cupboard, stairs to the first floor, single radiator, coving and doors leading to the lounge/diner and kitchen breakfast room.

LOUNGE/DINER

13' 1" (maximum) x 22' 4" (maximum) (4.00m x 6.81m) Feature wood fire surround with marble hearth, bay window with uPVC double glazed windows with views towards the countryside, one single and one double radiator, telephone point, TV aerial point, wall lights, coving and uPVC double glazed sliding patio doors open to the conservatory.

CONSERVATORY

7' 9" x 11' 4" (2.37m x 3.46m) uPVC double glazed windows and matching French doors open to the rear garden. Tiled floor, uPVC double glazed door to the kitchen breakfast room.

KITCHEN BREAKFAST ROOM

17' 8" x 7' 9" (maximum) (5.40m x 2.38m) Fitted with a range of Shaker style wall and base units with contrasting laminate worktops and upturns. Integrated fan assisted double oven/grill, halogen hob with extractor canopy over. Stainless steel sink with vegetable drainer and mixer tap, plumbed for a washing machine, space for a tall fridge/freezer, uPVC double glazed windows, tiled floor, inset LED spotlights, telephone point and a double radiator.

FIRST FLOOR

LANDING

uPVC double glazed window, loft access hatch with pull-down ladder (part boarded for storage with fixed light). Coving, doors lead to the bedrooms and shower room/WC.

BEDROOM 1 (TO THE FRONT)

11' 5" x 12' 9" (3.50m x 3.90m) Fitted wardrobes with sliding doors, bay window with uPVC double glazed windows, views

to the countryside, coving and a double radiator.

BEDROOM 2 (TO THE REAR)

10' 6" x 11' 6" (maximum) (3.21m x 3.51m) uPVC double glazed window, double radiator and coving.

BEDROOM 3 (TO THE FRONT)

11' 5" (maximum) x 6' 9" (maximum) (3.50m x 2.06m) Over-stair storage cupboard, uPVC double glazed window, single radiator and coving.

SHOWER ROOM/WC

6' 11" x 7' 9" (2.11m x 2.38m) A white suite featuring a walk-in shower enclosure with electric shower and glazed screen. PVC panelled splash-backs, pedestal wash basin, WC, tiled walls, PVC panelled ceiling with inset spotlights. Airing cupboard housing the gas combi central heating boiler, uPVC double glazed window and a single radiator.

EXTERNAL

TO THE FRONT AND SIDE

Block paved patio to the front enclosed by timber fence and wall. To the side is a footpath, lawn and flower beds plus an additional paved patio which could be converted into hard stand for a caravan by using some of the driveway. Gates to the rear garden and driveway, side door to the detached garage.

TO THE REAR

Paved patio, raised flower bed cold water supply tap, steps lead to an additional low maintenance side garden.

GARAGE & PARKING

21' 8" x 8' 8" (6.61m x 2.65m) A larger than average single garage with up and over door, power points, lighting, uPVC double glazed rear window and side door. In front of the garage is a block-paved driveway providing off-street parking for two vehicles.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (68). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

TENURE

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

COUNCIL TAX

The property is in Council Tax band B (£1,891).

VIEWINGS

We have created both a walk-through virtual tour which can be

viewed on our YouTube channel and also a 360 degree virtual tour both available on 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 (£1,891)

Viewing Arrangements

Strictly by appointment

Contact Details

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County Durham

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GROUND FLOOR
51.6 sq.m. (555 sq.ft.) approx.



1ST FLOOR
39.9 sq.m. (429 sq.ft.) approx.



TOTAL FLOOR AREA: 91.4 sq.m. (984 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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

