



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

Located a short walk from the town centre, this immaculate three-bedroom semi-detached home offers a garage with electric door, off-street parking, and landscaped gardens front and rear—ideal for families. The interior features a lounge/diner, modern kitchen, three bedrooms, and a family bathroom. The property benefits from gas central heating, full uPVC double glazing, and freehold tenure. Council Tax band B. EPC rating D (64). Virtual tours available.

**£185,000**

- Three-bedroom, semi-detached family home.
- Features include a garage and off-street parking.
- Landscaped gardens at the front and rear.
- Spacious lounge/diner.
- Modern fitted kitchen.



## Property Description

### HALLWAY

uPVC double glazed entrance door, laminate flooring, storage cupboard, stairs to the first floor, single radiator and doors leading to the lounge/diner and kitchen.

### LOUNGE/DINER

23' 7" (into bay) x 11' 1" (maximum) (7.19m x 3.38m) Dual aspect with bay window fitted with uPVC double glazed windows and matching French door to the rear opening to the garden. Fireplace with electric stove on a marble hearth and floating Oak mantelpiece over. One double and one single radiator, telephone point and TV aerial point.

### KITCHEN

16' 7" x 7' 10" (maximum) (5.06m x 2.40m) A lovely kitchen fitted with a range of high gloss white wall and base units with contrasting wood effect laminate worktops and matching upturns. Integrated John Lewis fan assisted oven/grill and matching induction hob with glazed splash-back and extractor

canopy over. Stainless steel sink with mixer tap, plumbed for both a washing machine and also a dishwasher plus space for a free standing fridge/freezer. Laminate flooring, integrated wine racks, uPVC double glazed windows and matching rear exit door. Wall mounted gas combi central heating boiler and a double radiator.

### FIRST FLOOR

#### LANDING

uPVC double glazed window, loft access hatch with pull-down fixed ladder (loft is boarded for storage and has a light). Storage area, doors lead to the bedrooms and bathroom.

#### BEDROOM 1 (TO THE FRONT)

10' 7" x 10' 9" (3.23m x 3.30m) Bay with uPVC double glazed windows and a single radiator.

#### BEDROOM 2 (TO THE REAR)

10' 5" x 7' 6" (3.18m x 2.31m) uPVC double glazed window

and a double radiator.

#### BEDROOM 3 (TO THE FRONT)

7' 4" x 7' 9" (2.24m x 2.37m) uPVC double glazed window and a single radiator.

#### BATHROOM

6' 8" x 7' 9" (2.05m x 2.38m) A white suite featuring a P-shaped bath with shower fitment and glazed screens, PVC panelled splash-backs, wash basin with base storage and mirrored cabinet over, WC, uPVC double glazed frosted window, PVC panelled ceiling, and a double radiator.

### EXTERNAL

#### TO THE FRONT

Block-paved driveway providing off--street parking. Low-maintenance garden.

#### TO THE REAR

Block-paved patio extending to the side, storage shed, access door to the garage, cold water supply tap, lawn and decking. Enclosed by timber fence.

#### GARAGE

Electric door with remote controls, power points, lighting and uPVC double glazed rear window and matching door opens to the rear garden.

#### HEATING

Gas fired central heating via combination boiler and radiators.

#### GLAZING

uPVC double glazing installed.

#### ENERGY EFFICIENCY

EPC rating D (64). 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 (£1,891)

#### 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. There is also a 360 degree virtual tour available on our website.

#### MAKING AN OFFER

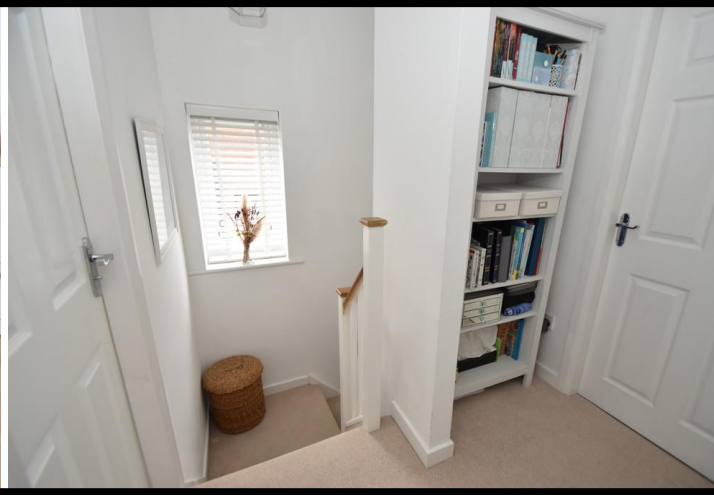
Please note that all offers will require financial verification including mortgage agreement in principle, proof of deposit funds, proof of available cash and full chain details including selling agents and solicitors down the chain. Under New

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

Anthony House

Anthony Street

Stanley

County Durham

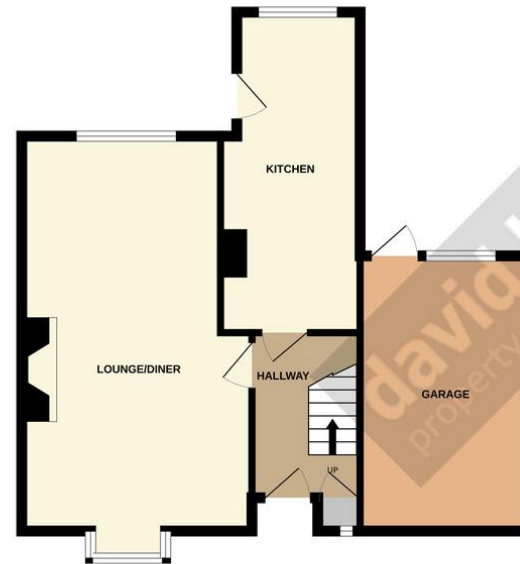
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GROUND FLOOR  
52.4 sq.m. (564 sq.ft.) approx.



1ST FLOOR  
36.4 sq.m. (391 sq.ft.) approx.



TOTAL FLOOR AREA: 88.8 sq.m. (956 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		
69-80	C		79 C
55-68	D	64 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

