



## Brentwood Court | East Stanley | Co. Durham | DH9 6XW

£185,000

Located in East Stanley sits this extended four bedroom detached house on an elevated position within a cul-de-sac with views towards the countryside. Available with no upper chain the property would benefit from some refurbishment to make it a fine family home. The accommodation comprises of an entrance porch, lounge, dining room, breakfasting kitchen, utility area, ground floor WC and a former garage now a useful storage space. To the first floor there is a landing, four bedrooms, a study and a family bathroom. Garden and driveway, gas combi central heating, EPC rating C (74), freehold tenure, Council Tax band C. Virtual tours available.

- Extended four-bedroom detached house in East Stanley.
- Elevated cul-de-sac location with countryside views.
- No upper chain; ideal for refurbishment into a family home.
- Gardens, driveway and former garage storage space.
- Spacious breakfasting kitchen, utility area, and ground floor WC.



## Property Description

### ENTRANCE PORCH

2' 10" x 3' 9" (0.87m x 1.15m) uPVC double glazed entrance door, wood flooring, telephone point, dado rail and a door leading to the lounge.

### LOUNGE

14' 3" x 14' 2" (4.36m x 4.33m) Staircase to the first floor, half-bay with uPVC double glazed windows, two double radiators, wall lights, coving, TV point, TV cables and a telephone point. Twin glazed doors lead to the dining room.

### DINING ROOM

10' 7" x 8' 8" (3.24m x 2.65m) uPVC double glazed window, double radiator and a door leading to the breakfasting kitchen.

### BREAKFASTING KITCHEN

10' 8" x 14' 11" (3.27m x 4.56m) Fitted with a range of wall and base units plus an island with breakfast bar. Laminate worktops with tiled uptums, integrated fan assisted electric

oven/grill, four ring gas hob with stainless steel splash-back and extractor canopy over. Circular sink, drainer and mixer tap, plumbed for a washing machine, space for an American fridge/freezer, laminate flooring, uPVC double glazed window and matching rear door, door leads to the utility.

### UTILITY

4' 5" x 5' 0" (1.35m x 1.54m) Laminate tiled floor, door leads to the WC.

### WC

WC, wash basin with tiled splash-back, wall mounted gas combi central heating boiler, uPVC double glazed frosted window with built-in extractor fan.

### FIRST FLOOR

### LANDING

Airing cupboard and doors leading to the bedrooms and bathroom.

### BEDROOM 1 (TO THE FRONT)

13' 5" x 8' 6" (4.09m x 2.60m) uPVC double glazed window and a double radiator.

### BEDROOM 2 (TO THE FRONT)

13' 7" x 8' 0" (4.15m x 2.46m) uPVC double glazed window and a single radiator.

### BEDROOM 3 (TO THE REAR)

11' 4" x 8' 1" (3.46m x 2.47m) uPVC double glazed window, single radiator, satellite TV cables and a loft access hatch.

### BEDROOM 4 (TO THE REAR)

11' 8" (maximum) x 8' 6" (3.57m x 2.60m) uPVC double glazed frosted window, single radiator and a loft access hatch.

### STUDY/BOX ROOM (TO THE FRONT)

7' 9" x 5' 8" (2.37m x 1.75m) uPVC double glazed window and a double radiator.

#### BATHROOM

8' 1" x 5' 6" (2.47m x 1.70m) P-shaped bath with curved glazed screen and electric shower over. Wash basin with base storage, WC, fully tiled walls, chrome towel radiator, tiled floor and a uPVC double glazed frosted window.

#### EXTERNAL

#### FORMER INTEGRAL GARAGE

9' 8" x 8' 7" (2.96m x 2.64m) Formerly the garage but since the installation of the ground floor WC and utility room it can no longer house a vehicle but still provides a useful storage space with an up and over door, power points and lighting.

#### TO THE FRONT

Block-paved driveway and open garden. Side gates lead to the side and rear garden.

#### TO THE REAR

Paved patio, raised garden, enclosed side garden, mature trees, enclosed by timber fence.

#### HEATING

Gas fired central heating via combination boiler and radiators.

#### GLAZING

uPVC double glazing installed.

#### ENERGY EFFICIENCY

EPC rating C (74). 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 C (£2,161).

#### 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.

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

DH9 8AF

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

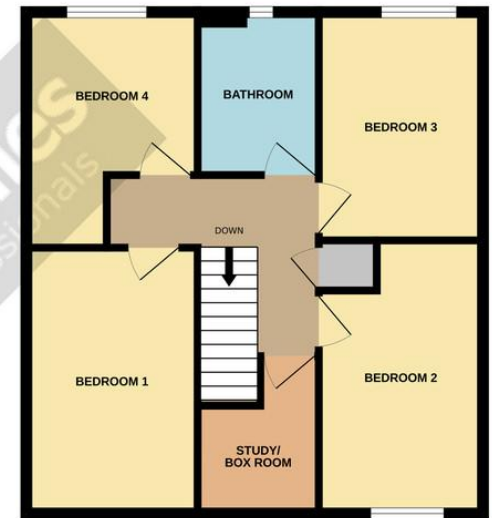
[info@davidbailes.co.uk](mailto:info@davidbailes.co.uk)

01207231111

GROUND FLOOR  
55.8 sq.m. (601 sq.ft.) approx.



1ST FLOOR  
52.5 sq.m. (565 sq.ft.) approx.



TOTAL FLOOR AREA: 108.3 sq.m. (1166 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             |         | 85 B      |
| 69-80 | C             | 74 C    |           |
| 55-68 | 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

