



109 Wooler Drive | Middle Farm | Stanley | DH9 6FG

A well presented three bedroom detached family home located within a popular modern housing estate. The accommodation comprises of an entrance porch, lounge, inner hallway, WC, kitchen/diner, first floor landing, three bedrooms (main bedroom with en-suite) and a family bathroom. Gardens to the front and rear, driveway and integral garage. Gas combi central heating, EPC rating B, Council Tax Band C.

Offers In Region Of £185,000

- Detached house
- 3 bedrooms, master with en-suite
- Gardens to the front and rear
- Garage and driveway
- Lounge plus kitchen/diner



Property Description

PORCH

3' 11" x 3' 6" (1.21m x 1.09m) uPVC double glazed entrance door to porch. Central heating single radiator and a door to the lounge.

LOUNGE

16' 2" (maximum) x 10' 4" (maximum) (4.94m x 3.17m) uPVC double glazed window, central heating double radiator, TV aerial point, telephone socket and a door leading to the inner hallway.

INNER HALLWAY

Stairs to the first floor, central heating single radiator and doors leading to the WC and kitchen/diner.

WC

3' 0" x 4' 10" (0.93m x 1.48m) WC, wash basin with tiled splash-back, ceiling mounted extractor fan and a central heating single radiator.

KITCHEN/DINER

7' 8" x 18' 11" (2.34m x 5.77m) A dining area with uPVC double glazed French doors to the rear garden, central heating single radiator and space for a dining table. The kitchen is fitted with high gloss white wall and base units with contrasting laminate worktops and tiled splashbacks. Integrated fan assisted oven/grill with matching four ring gas hob, splash-back and illuminated extractor canopy over. Concealed integrated appliances include a fridge, freezer, dishwasher and a washing machine. Wall unit houses the gas combi central heating boiler, stainless steel single drainer sink with vegetable drainer and mixer tap, uPVC double glazed window overlooking the garden.

FIRST FLOOR

LANDING

Airing cupboard, loft access hatch and doors leading to the bedrooms and bathroom.

MASTER BEDROOM (TO THE FRONT)

9' 8" x 14' 0" (2.95m x 4.27m) uPVC double glazed windows, central heating single radiator and a door leading to the en-suite.

EN-SUITE

6' 9" x 4' 8" (2.08m x 1.43m) Double shower tray with glazed screen and door, mains-fed shower, tiled splashbacks, pedestal wash basin, WC, uPVC double glazed frosted window, central heating single radiator, wall mirror and an extractor fan.

BEDROOM 2 (TO THE REAR)

11' 4" x 8' 10" (3.46m x 2.70m) uPVC double glazed window and a central heating single radiator.

BEDROOM 3 (TO THE REAR)

7' 10" x 9' 10" (2.40m x 3.02m) uPVC double glazed window and a central heating single radiator.

BATHROOM

5' 7" x 8' 10" (1.71m x 2.70m) A white suite featuring a panelled bath, pedestal wash basin, WC, part tiled walls, wall mirror, central heating single radiator, uPVC double glazed frosted window and an extractor fan.

EXTERNAL

INTEGRAL GARAGE

15' 10" x 8' 0" (4.85m x 2.44m) Up and over door, power points and lighting.

TO THE FRONT

Driveway providing off street parking, open lawn and path leading to the rear garden.

TO THE REAR

Paved patio and lawn garden, cold water supply tap, enclosed by timber fence.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

Full uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating B (81). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

AGENTS NOTE

Whilst we endeavour to make our particulars accurate and

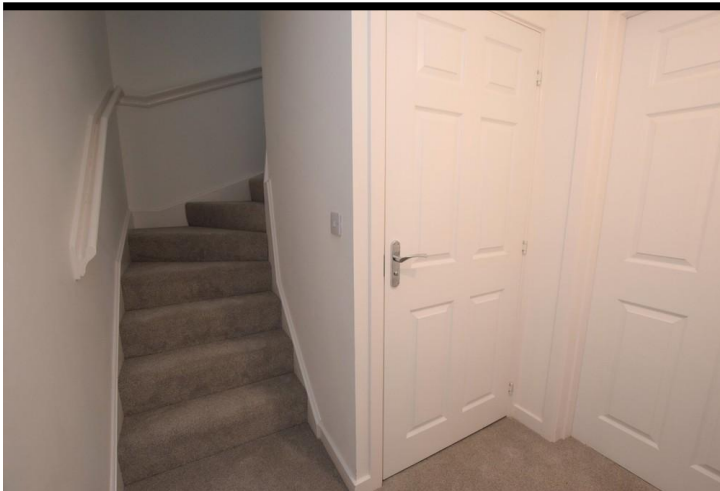
reliable, they should not be relied on as a statement or representations of fact, and do not constitute any part of an offer or contract. The owner does not make or give, nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We have not 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

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

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.





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.

MINING

The property is located within a former mining area.

MOBILE COVERAGE

EE (Excellent), Vodafone (Excellent), Three (Excellent), O2 (Excellent)

SATELLITE AND CABLE TV

BT, Sky & Virgin.

UTILITIES

The property is connected with a mains gas, water and electricity supply and is connected to the mains drainage.

COMMUNAL CHARGE

We understand that there is an annual maintenance charge which goes towards the upkeep of the communal areas of the estate. The charge is £128 per annum and is paid up until January 2024.



Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Contact Details

Anthony House

Anthony Street

Stanley

County Durham

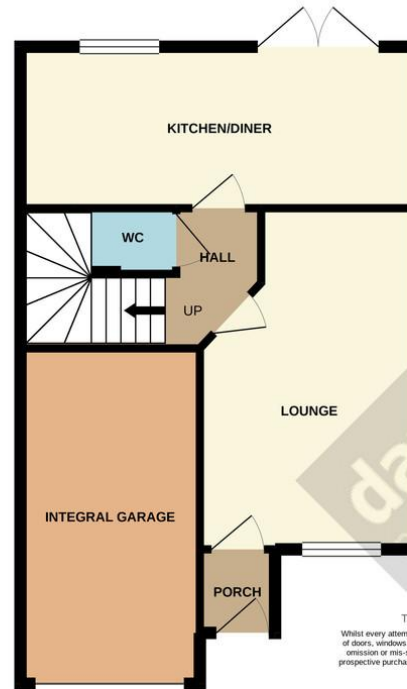
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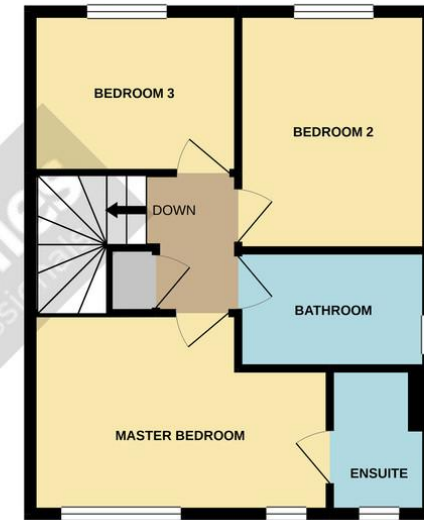
info@davidbailes.co.uk

01207231111

GROUND FLOOR
48.3 sq.m. (520 sq.ft.) approx.



1ST FLOOR
41.8 sq.m. (450 sq.ft.) approx.



TOTAL FLOOR AREA : 90.1 sq.m. (970 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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		93
(81-91) B	81	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

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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