



## Quarry Square | Tantobie | Stanley | DH9 9RJ

This stunning detached three-bedroom bungalow is available with no upper chain and has been meticulously upgraded in recent years to a high standard, offering a contemporary living space ideal for a growing family. The property features a landscaped garden with an elevated decked area, an integral garage, two driveways, and an electric vehicle charging point. The accommodation includes an impressive reception hall, a spacious lounge with a media wall, a modern kitchen/diner with Bosch integrated appliances, three double bedrooms (two with ensuite showers), and a luxurious family bathroom. Additional benefits include gas combi central heating, uPVC double glazing, freehold ownership, Council Tax Band D, and an EPC rating of D (65). Virtual tours are available.

## Offers In Region Of £350,000

- Detached three-bedroom bungalow, upgraded to a high standard, contemporary design, no chain, ideal family home.
- Landscaped garden with elevated decking.
- Integral garage and two driveways, electric vehicle point.
- Impressive reception hall and spacious lounge with a media wall, quality kitchen/diner and bathrooms.



## Property Description

### RECEPTION HALLWAY

6' 8" x 16' 4" (2.04m x 4.98m) Composite double glazed entrance door with uPVC double glazed side windows. Porcelain tiled floor with matching skirting, feature stairs with glass balustrade to the landing and bespoke pull-out storage beneath. Vaulted ceiling with LED spotlights, hard-wired smoke alarm, column radiator, telephone point and doors leading to the family bathroom, bedroom three and the lounge.

### LOUNGE

21' 5" x 16' 3" (6.54m x 4.96m) A dual aspect spacious entertaining area with uPVC double glazed windows on two sides. Media wall with recess to house up to an 85" television with recessed shelving and concealed feature lights. Column radiators, inset LED spotlights, hard-wired smoke alarm and a door leading to the kitchen/diner.

### KITCHEN/DINER

12' 8" x 20' 8" (3.88m x 6.31m) Another lovely entertaining area which was replaced in the autumn of 2023 and is fitted with wall and base units with soft closing doors and drawers finished in gloss dark grey with quartz worktops and matching upturns. Fitted with a range of integrated Bosch appliances which include a fan assisted electric oven, combi microwave (both with air-fryer features), induction hob, splash-back, extractor canopy over and dishwasher. Space for a free-standing American style fridge/freezer, recessed sink with vegetable drainer and mixer tap providing instant boiling hot water, porcelain tiled floor with underfloor electric heating, uPVC double glazed windows, matching French doors, door to the integral garage, column radiator and inset LED spotlights.

### BEDROOM 3 (TO THE REAR)

12' 8" x 10' 5" (3.88m x 3.18m) uPVC double glazed window, column radiator and inset LED spotlights.

### FAMILY BATHROOM

12' 6" x 6' 6" (maximum) (3.82m x 2.00m) Fitted in autumn 2024 the bathroom has a touch of luxury with brushed gold fittings and includes a large bath, separate thermostatic shower with sliding glazed door, wash basin with base storage and a heated mirror over with dimmable integrated light. Towel radiator, fully tiled walls and floor with electric underfloor heating, inset LED spotlights and a frosted uPVC double glazed window.

### UPPER GROUND FLOOR

Landing with loft access hatch and doors leading to the principle bedroom and bedroom two.

### PRINCIPLE BEDROOM (TO THE REAR)

14' 1" x 10' 4" (4.30m x 3.17m) uPVC double glazed window, column radiator, inset LED spotlights and a door leading to the ensuite shower.

#### ENSUITE

Thermostatic shower with folding glazed screen, WC with integrated sink, fully tiled walls and floor and inset LED spotlights.

#### BEDROOM 2 (TO THE FRONT)

12' 3" x 9' 10" (3.74m x 3.02m) uPVC double glazed window, column radiator, inset LED spotlights and a door to the ensuite.

#### ENSUITE

Thermostatic shower with glazed door, WC, wash basin with base storage, fully tiled walls and floor and LED spotlights.

#### INTEGRAL GARAGE

15' 5" x 9' 10" (4.70m x 3.00m) Electric roller door, wall mounted gas combi central heating boiler (installed in the summer of 2023), loft access hatch with pull-down ladder (loft partly boarded for storage), plumbed for a washing machine, power points and lighting.

#### EXTERNAL

Lawn garden, steps lead to an elevated timber decked patio with balustrade. Cold water supply tap, feature lighting, twin driveways providing off-street parking and an electric car charging port and wrought-iron gates..

#### HEATING

Gas fired central heating via combination boiler (installed in summer 2023) and radiators.

#### GLAZING

uPVC double glazing installed.

#### ENERGY EFFICIENCY

EPC rating D (65). Please speak to a member of staff for a copy of the full Energy Performance Certificate. Please note the EPC was produced prior to the installation of the current central heating boiler.

#### 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 D (£2431 per annum).

#### UTILITIES

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

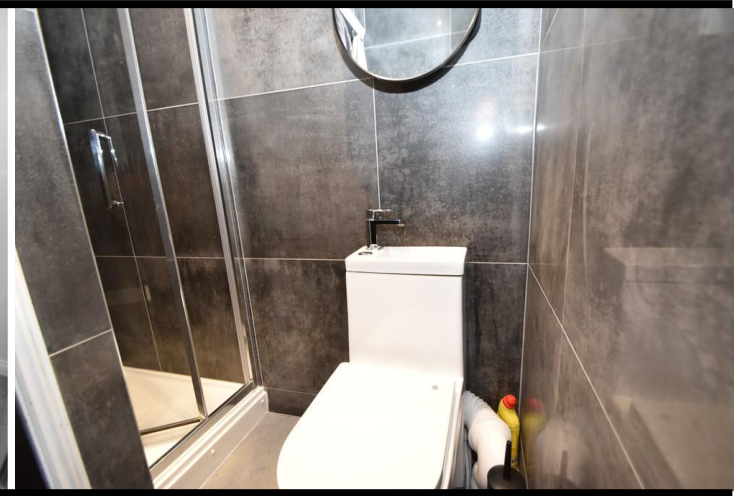
#### MOBILE COVERAGE

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

#### BROADBAND AVAILABILITY

Basic 6 Mbps, Superfast 76 Mbps, Ultrafast 500 Mbps (Virgin).





#### SATELLITE & CABLE TV AVAILABILITY

BT, Sky & Virgin.

#### MINING

The property is located within a former mining area.

#### COVENANTS

Enquire with agent or solicitor.

#### 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

D £2431 per annum

## Viewing Arrangements

Strictly by appointment

## Contact Details

Anthony House

Anthony Street

Stanley

County Durham

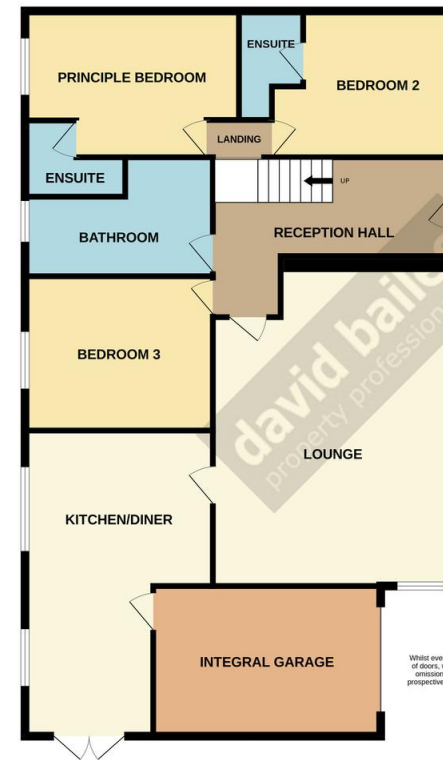
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GROUND FLOOR  
126.7 sq.m. (1364 sq.ft.) approx.



TOTAL FLOOR AREA - 126.7 sq.m. (1364 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		80 C
55-68	D	65 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



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