



Orchard Grove | Kip Hill | Stanley | DH9 8NY

An attractively re-configured four-bedroom link-detached family home, finished in a modern contemporary style and offering flexible living accommodation ideal for today's family needs. The property benefits from a garage conversion, creating a versatile ground-floor fourth bedroom or second reception room, together with a separate utility room and ground-floor WC. The main accommodation comprises an entrance hallway, spacious lounge and a modern kitchen/diner. To the first floor are three further bedrooms, including a principal bedroom with en-suite shower room, and a family bathroom. Externally, the property enjoys an enclosed, low-maintenance south-facing rear garden, along with a driveway providing off-street parking.

£245,000

- Re-configured four-bedroom link-detached family home
- Garage conversion creating a versatile fourth bedroom or second reception
- Enclosed low-maintenance south-facing rear garden
- Stylish modern kitchen/diner ideal for family living
- Spacious lounge with contemporary finish throughout



Property Description

HALLWAY

Composite double glazed entrance door, LVT flooring, stairs to the first floor with storage cupboard beneath, additional cupboard, double radiator, NEST thermostat and doors leading to the lounge and kitchen/diner.

LOUNGE

14' 11" x 11' 8" (4.55m x 3.58m) Bay with uPVC double glazed windows, feature wall panelling, modern electric fire with remote and a double radiator.

KITCHEN/DINER

DINING AREA

10' 9" x 11' 9" (3.30m x 3.60m) uPVC double glazed French doors open to the rear garden, fully tiled floor extending into the kitchen area, double radiator, TV aerial and telephone points, inset LED spotlights, doors to the second reception/4th bedroom, the utility room and an opening to the kitchen area.

KITCHEN AREA

9' 3" x 8' 10" (2.83m x 2.70m) Fitted with a range of wall and base units with contrasting granite worktops and upturns. Integrated fan assisted electric oven/grill, gas hob and concealed extractor over. Sink with vegetable drainer and mixer tap, integrated dishwasher, space for a large American style fridge/freezer, uPVC double glazed windows, additional single radiator and a door leads to the WC.

WC

Low level WC, wash basin with tiled splash-backs, tiled floor, single radiator and a ceiling extractor fan.

UTILITY ROOM

4' 7" x 7' 7" (1.40m x 2.33m) Fitted cupboards, laminate worktops, tiled splash-backs and floor, plumbed for a washing machine, space for a tumble dryer, uPVC double glazed window, single radiator, inset LED spotlights and a wall mounted extractor fan.

SECOND RECEPTION ROOM/4TH BEDROOM

13' 1" x 7' 7" (4.01m x 2.33m) Converted with building reg. approval this former garage has been converted to create additional living space and could be used for a variety of uses such as a play/room, gym, fourth bedroom or sitting room. Laminate flooring, uPVC double glazed window, double radiator, LED spotlights and a loft access hatch.

FIRST FLOOR

LANDING

Airing cupboard housing the gas combi central heating boiler, Loft access hatch with pull-down ladder, doors lead to the bedrooms and bathroom.

MASTER BEDROOM (TO THE FRONT)

11' 1" x 11' 8" (3.40m x 3.57m) Fitted mirrored wardrobes, feature panelled wall, uPVC double glazed window, single radiator and a door to the en-suite.

EN-SUITE

5' 4" x 5' 9" (1.65m x 1.76m) A white suite with thermostatic shower with glazed screens and door, pedestal wash basin, WC, chrome towel radiator, uPVC double glazed frosted window, tiled splash-backs, tiled floor and a ceiling extractor fan.

BEDROOM 2 (TO THE REAR)

11' 2" x 8' 10" (3.41m x 2.71m) uPVC double glazed window and a single radiator.

BEDROOM 3 (TO THE REAR)

9' 3" x 9' 2" (2.84m x 2.81m) uPVC double glazed window and a single radiator.

BATHROOM

6' 1" x 6' 3" (1.86m x 1.92m) A white suite featuring a panelled bath with panelled bath, pedestal wash basin, WC, tiled splash-backs, tiled floor, single radiator and a wall mounted extractor fan.

EXTERNAL

TO THE FRONT

Block-paved driveway, gravelled front garden, external socket, side path and gate leads to the rear garden.

TO THE REAR

A low-maintenance South-facing garden which has an artificial lawn, paved patios, timber decking, hot and cold water supply taps, external socket and is enclosed by timber fencing.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating C (76). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

UTILITIES

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

COUNCIL TAX

The property is in Council Tax band C.

TENURE

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

BROADBAND SPEEDS

According to Ofcom the following broadband speeds are available. We would recommend contacting a supplier to get the most accurate and up to date data.

Broadband (estimated speeds)

Standard	16 mbps
Superfast	80 mbps
Ultrafast	1000 mbps





MOBILE PHONE COVERAGE

According to Ofcom based on customers' experience in the DH9 area, below shows the chance of being able to stream video, make a video call, or quickly download a webpage with images to your phone when you have coverage. It's the likelihood of you being able to get this performance within the postal district depending on the network you are using.

Performance scores should be considered as a guide since there can be local variations.

This shows the percentage of measurements across your postal district over the last 12 months that can successfully stream video or make a video call if they have coverage.

O2 (77%), Vodafone 74(%), EE (72%), Three (63%).

MINING

The property is located within a former mining area.

VIEWINGS

We have created a walk-through virtual tour which can be viewed on our YouTube channel, our website, property portals and our social media accounts such as Facebook, X 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

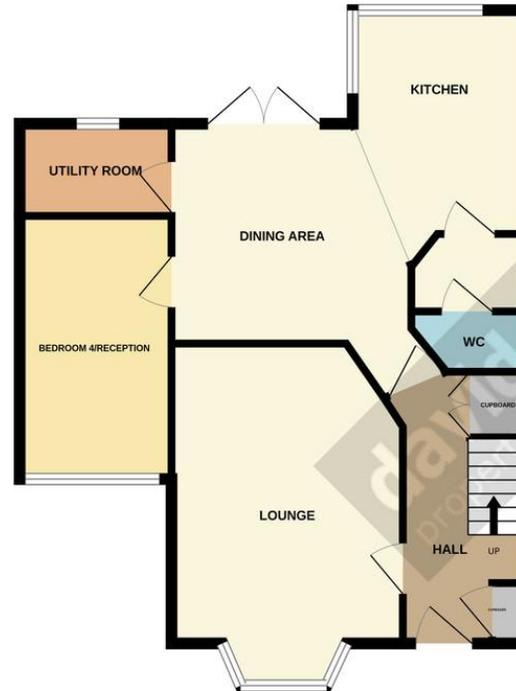
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GROUND FLOOR
61.3 sq.m. (660 sq.ft.) approx.



1ST FLOOR
43.1 sq.m. (464 sq.ft.) approx.



ORCHARD GROVE

TOTAL FLOOR AREA: 104.4 sq.m. (1124 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	76 C	80 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

