



## Anthony Court | Stanley | Co. Durham | DH9 8AG

£425,000

A unique opportunity to purchase a bespoke six bedroom detached house with integral self-contained flat, close to the town centre. The vast accommodation is set over two floors with extended balcony, two reception rooms and breakfasting kitchen. There is a large garden, conservatory, substantial off street parking suitable for a caravan or works van, plus a large commercial sized integral garage with high roller doors and space for at least three vehicles plus a workshop area. Gas central heating, alarm, full uPVC double glazing, alarm and an EPC rating of D (58). Virtual tour available.

- Substantial 6 bedroom detached house
- Includes integral self-contained flat
- Large garden, conservatory
- Substantial 3 vehicle garage and workshop with 3m door clearance



## Property Description

### RECEPTION HALLWAY

16' 5" x 6' 0" (5.02m x 1.83m) Composite double glazed entrance door with uPVC double glazed side windows, intercom, tiled floor, central heating double radiator, wall lights, lockable door to garage and integral flat. Wide stairs lead to the first floor with uPVC double glazed windows on the half landing.

### INTEGRAL TRIPLE GARAGE

23' 10" x 39' 11" (7.28m x 12.18m) A substantial commercial sized (82 sq.m) integral garage with space for at least three vehicles plus workshop space accessed via two roller doors (one powered) with a clearance of 3.00m and a ceiling height of 3.54m. Power points, alarm, lighting, uPVC double glazed side window, tiled floor, large under-stair storage cupboard and doors leading to the reception hallway, boiler room and integral flat.

### BOILER ROOM/UTILITY

7' 3" x 5' 11" (2.23m x 1.81m) Wall and base units with worktop, plumbed for a washing machine, stainless steel sink with mixer tap, tiled floor, twin central heating boilers and a uPVC double glazed window.

### SELF-CONTAINED FLAT

#### MAIN LIVING SPACE

Comprising a lounge, dining area and kitchen.

#### KITCHEN AREA

16' 0" x 7' 8" (4.90m x 2.34m) Fitted with a range of wall and base units with concealed lighting onto laminate worktops and tiled splash-backs. Integrated double oven/grill, halogen hob with stainless steel illuminated extractor canopy over. Integrated appliances including a dishwasher, fridge and freezer. Sink with vegetable drainer and mixer tap, laminate flooring, uPVC double glazed window, storage cupboard, coving, inset spotlights, door to the bathroom and openings to

the lounge and dining areas.

#### LOUNGE AREA

11' 8" x 14' 2" (3.56m x 4.33m) Laminate flooring, uPVC double glazed French doors open to the conservatory, central heating double radiator, coving, satellite TV cables, opening to the dining area and doors to the bedrooms.

#### DINING AREA

11' 9" x 14' 4" (3.60m x 4.37m) Laminate flooring, central heating double radiator, wall light and coving.

#### CONSERVATORY

9' 1" x 9' 8" (2.77m x 2.95m) uPVC double glazed frames with French doors to the garden. Laminate flooring and a central heating double radiator.

#### BEDROOM 5

9' 10" x 10' 9" (3.02m x 3.30m) Laminate flooring, uPVC double glazed window, fitted wardrobes, satellite TV cables and a central heating single radiator.

#### BEDROOM 6

12' 4" x 10' 9" (3.76m x 3.30m) Laminate flooring, uPVC double glazed French doors to the garden, TV aerial and a central heating single radiator.

#### BATHROOM

8' 9" x 5' 9" (2.68m x 1.77m) A white suite featuring a panelled bath, separate shower cubicle with mixer shower and additional body jets, hand riser and speakers. Pedestal wash basin, mirror with LED lighting, WC, part tiled walls, frosted uPVC double glazed window, white towel radiator and inset LED spotlights.

#### FIRST FLOOR

#### HALLWAY

Wall lights, central heating double radiator, loft access hatch, coving, and doors leading to the lounge, dining room, breakfasting kitchen, bedrooms, bathroom and WC.

#### LOUNGE

20' 0" x 23' 10" (6.10m x 7.27m) A spacious dual aspect reception room with feature marble fire surround, inlay and hearth, inset electric fire. Three sets of uPVC double glazed French doors which each opens onto the wrap around balcony. Central heating double radiators, dado rail, coving, satellite TV cables.

#### FORMAL DINING ROOM

12' 0" x 17' 3" (3.66m x 5.26m) uPVC double glazed French doors open to the balcony, dado rail, central heating double radiator, coving, TV aerial and a door leading to the breakfasting kitchen.

#### BREAKFASTING KITCHEN

11' 4" x 14' 2" (3.46m x 4.34m) A dual aspect room fitted with a

range of wall and base units with concealed lighting onto marble worktops and upturns. Slot in cooking range with double oven and gas hob, marble splash-back, illuminated extractor canopy over. Inset sink with mixer tap, dishwasher, wine chiller, Fold down TV, space for a free standing fridge/freezer and table. uPVC double glazed windows, central heating single radiator, tiled floor, coving and inset LED spotlights.

#### BEDROOM 1

11' 9" x 15' 7" (3.60m x 4.75m) uPVC double glazed French doors open to the balcony, central heating double radiator and coving.

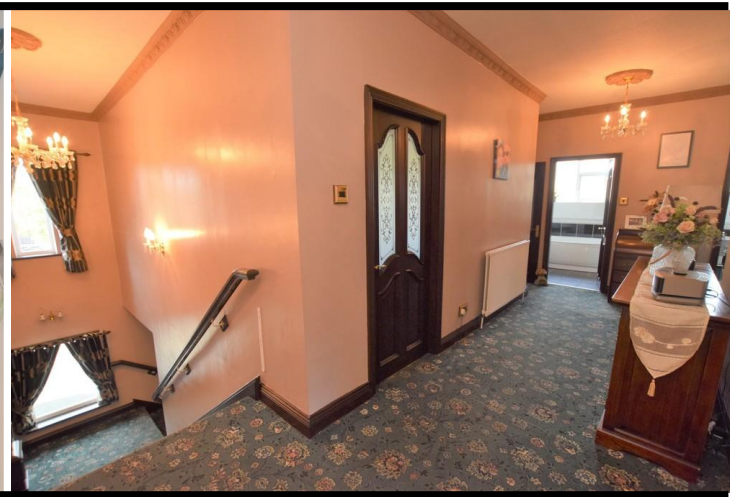
#### BEDROOM 2

11' 6" x 15' 7" (3.53m x 4.75m) uPVC double glazed window, central heating double radiator, satellite TV cables and a telephone point.

#### BEDROOM 3

14' 3" x 12' 4" (4.36m x 3.76m) A dual aspect room with uPVC





double glazed windows, central heating double radiator and coving.

#### BEDROOM 4

11' 5" x 12' 1" (3.49m x 3.70m) uPVC double glazed window, central heating double radiator and coving.

#### BATHROOM

7' 7" x 9' 2" (2.32m x 2.80m) Large panelled bath with hand held shower, separate mixer shower, pedestal wash basin, WC, pedestal wash basin, fully tiled walls and floor. uPVC double glazed frosted window, PVC panelled ceiling with inset LED spotlights, mirror with LED lighting and two white towel radiators.

#### WC

7' 7" x 2' 9" (2.32m x 0.86m) A separate WC, wash basin, wall mirror, fully tiled walls and floor, PVC panelled ceiling with LED spotlights and a uPVC double glazed frosted window.

#### EXTERNAL

#### GARDEN

A large lawn garden with paved patios, ornate forged metal pavilion, external lighting, electrical sockets, cold water supply tap, mature hedges and conifers, enclosed by timber fence.

#### ENTRANCE & PARKING

There is a shared tarmac driveway with secure wrought iron gates to portico entrance canopy. Parking spaces around the perimeter of the property, plus a side hard stand stretching the full length of the property (circa 15 metres) providing additional storage space for several caravans, or perhaps works vans.

#### HEATING

The property has two gas central heating boilers. The smaller combination boiler serves the integral ground floor flat. The larger regular gas boiler serves the main accommodation.

#### GLAZING

Full uPVC double glazing installed.

#### SECURITY

Infra-red alarm system installed.

#### ENERGY EFFICIENCY

EPC rating D (58). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

#### 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. If you would like to view the property please ensure that you wear appropriate PPE and adhere to social distancing. We may need to restrict the number of people within the property at one time and limit time of the viewing to 15 minutes. Please do not attend if you have recently shown symptoms of the Covid-19 virus.



## Tenure

Freehold

## Council Tax Band

E

## 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  
189.6 sq.m. (2041 sq.ft.) approx.

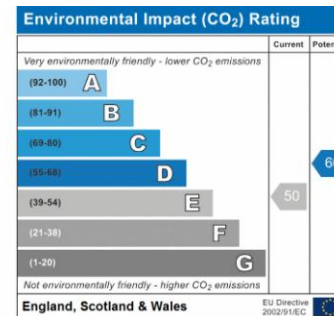
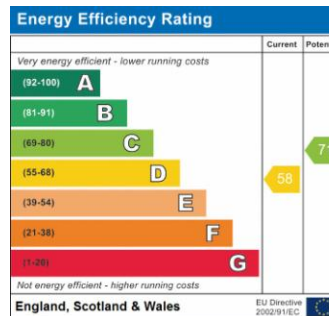


1ST FLOOR  
181.3 sq.m. (1951 sq.ft.) approx.



TOTAL FLOOR AREA: 370.9 sq.m. (3992 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.  
Made with Metreplex ©2020



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



rightmove  
find your happy

