



The Barns | Stanley | Co. Durham | DH9 8BN

Located within a cul-de-sac on an ever popular estate, we are delighted to offer this extended four bedroom detached house with conservatory, garage, driveway (for at least 3 cars) and garden. The accommodation comprises a hallway, WC, lounge, large dining room, conservatory and kitchen. To the first floor is a landing, four bedrooms (master with very large ensuite) and bathroom. Gas combi central heating, full uPVC double glazing, alarm and an EPC rating of D (66). Virtual tour available.

£229,000

- Extended detached 4 bedroom house
- Garage and off street parking for at least 3 cars
- Garden with timber decking
- Conservatory
- Lounge and separate dining room



Property Description

HALLWAY

uPVC double glazed entrance door to hallway, single radiator with cover, laminate flooring, dado rail, stairs to the first floor, door leading to the WC and a glazed door to the lounge.

WC

6' 3" x 2' 10" (1.93m x 0.88m) WC, pedestal wash basin with mono tap, fully tiled walls and floor, uPVC double glazed window and a chrome towel radiator.

LOUNGE

14' 11" x 11' 8" (4.57m x 3.58m) Feature Louis style fire surround with marble inlay and hearth, contemporary electric fire. Georgian half bow uPVC double glazed window, laminate flooring, coving, single radiator, sky TV cables, TV aerial and telephone point, twin glazed doors open to the dining room.

DINING ROOM

9' 11" x 15' 0" (3.04m x 4.58m) A spacious room with space for a large dining table. Laminate flooring, under-stair storage cupboard, inset spotlights, single radiator, uPVC double glazed window and matching French doors open onto the conservatory, additional door leads to the kitchen.

KITCHEN

9' 11" x 10' 9" (3.04m x 3.30m) Fitted with a range of Beech effect wall and base units with concealed lighting onto contrasting laminate worktops and tiled splash-backs. Integrated fan assisted electric Bosch oven/grill, easy clean Zanussi halogen hob with illuminated extractor canopy over. Stainless steel single drainer sink with vegetable drainer and mixer tap. Concealed integrated appliances include a full-size CDA dishwasher, Hotpoint fridge and freezer and a base cupboard houses a plumbed in washing machine. Wall display cabinet with spotlights, concealed wall mounted gas combi central heating boiler, laminate flooring, uPVC double glazed window, and matching rear exit door.

CONSERVATORY

9' 10" x 13' 8" (3.00m x 4.17m) Overlooking the rear garden with brick base and uPVC double glazed units with French doors to the garden. Electric wall heater, wood flooring, wall light and power points.

FIRST FLOOR

LANDING

Loft access hatch (part boarded for storage), uPVC double glazed window, dado rail and doors leading to the bedrooms and bathroom.

MASTER BEDROOM (TO THE FRONT)

17' 1" x 10' 10" (5.23m x 3.31m) Fitted Pine wardrobes, uPVC double glazed window, double radiator and door leading to the en-suite.

EN-SUITE BATHROOM

9' 1" x 10' 10" (2.78m x 3.31m) A very large en-suite featuring a panelled bath with shower fitment, additional glazed walk-in cubicle with boiler-fed mains shower. Pedestal wash basin, WC, fully tiled walls and floor. Chrome towel radiator, uPVC double glazed window and a extractor fan.

BEDROOM 2 (TO THE FRONT)

11' 3" x 8' 9" (3.43m x 2.67m) uPVC double glazed window, single radiator and a telephone point.

BEDROOM 3 (TO THE REAR)

10' 9" x 7' 6" (3.30m x 2.30m) uPVC double glazed window and a single radiator.

BEDROOM 4 (TO THE REAR)

7' 9" x 7' 2" (2.38m x 2.20m) uPVC double glazed window, single radiator and a telephone point.

BATHROOM

5' 5" x 5' 10" (1.67m x 1.80m) A white suite featuring a panelled bath with shower fitment, pedestal wash basin, WC, fully tiled walls and floor. Shaver socket, uPVC double glazed window, extractor fan and a chrome towel radiator.

EXTERNAL

INTEGRAL GARAGE

16' 0" x 10' 10" (4.88m x 3.31m) Up and over door, power points and lighting.

TO THE FRONT

Block paved driveway providing off street parking for at least three vehicles, external lights and access to the side garden.

TO THE SIDE

Pathway to the rear, timber decked patio enclosed by timber fence.

TO THE REAR

Lawn garden with wrought iron fence and gate, cold water tap, light enclosed by timber fence and stone wall.

HEATING

Gas fired central heating via combination boiler and radiators.

ENERGY EFFICIENCY

EPC rating D (66). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

GLAZING

Full uPVC double glazing installed.

VIEWING

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.

MAKING AN OFFER

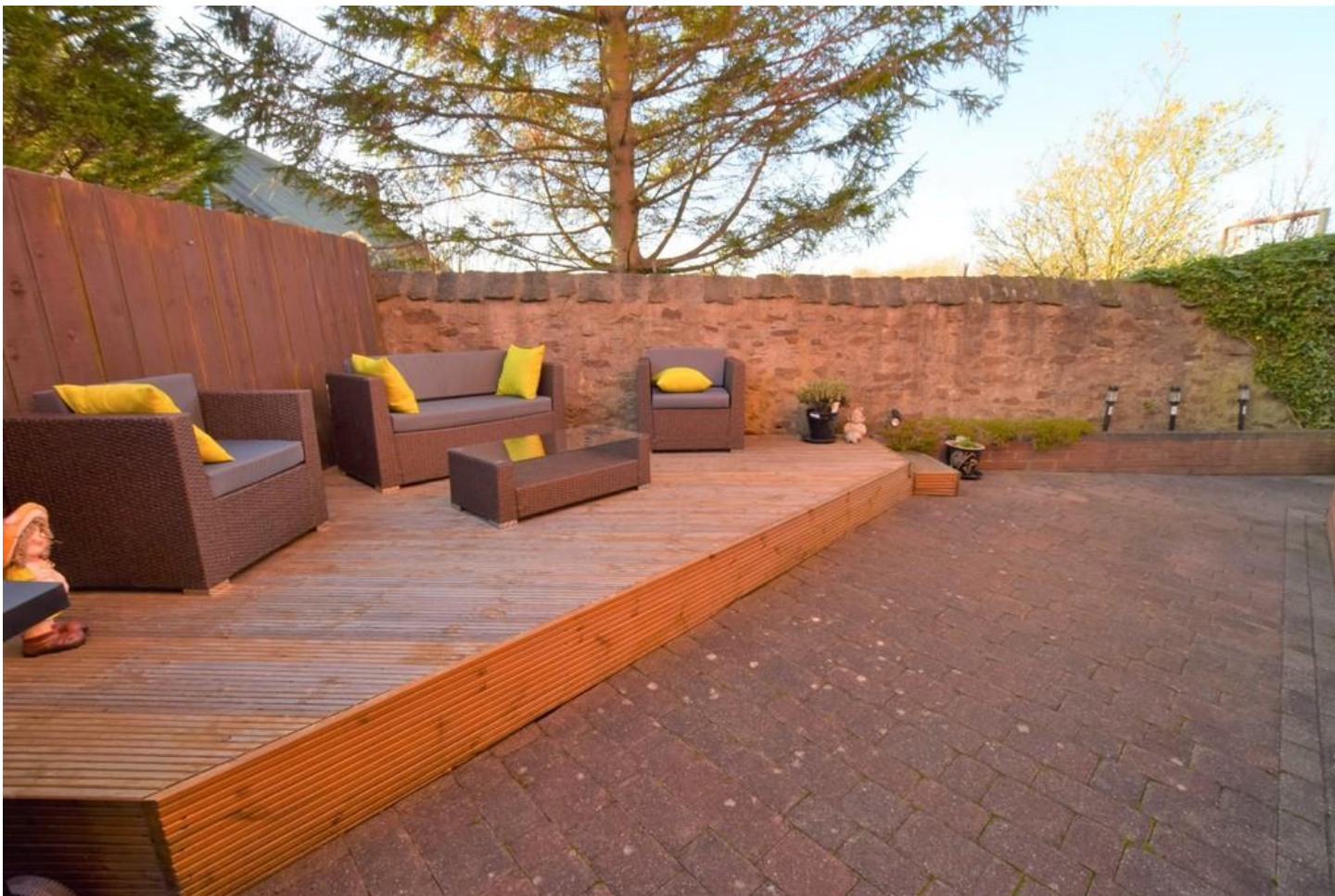
Please note that all offers will require financial verification including mortgage agreement in principle, proof of deposit funds, proof of available cash and full chain details including selling agents and solicitors down the chain. Under New Money Laundering Regulations we require proof of identification from all buyers before acceptance letters are sent and solicitors can be instructed.

NEED A MORTGAGE?

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

Viewing Arrangements

Strictly by appointment

Contact Details

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GROUND FLOOR
80.7 sq.m. (868 sq.ft.) approx.

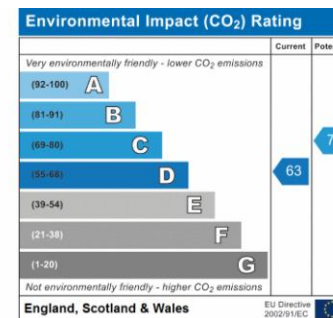
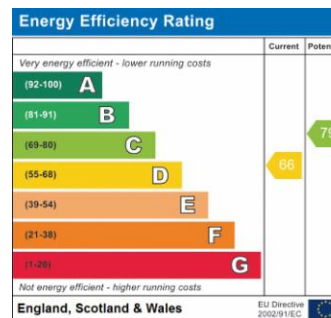


1ST FLOOR
61.1 sq.m. (658 sq.ft.) approx.



TOTAL FLOOR AREA: 141.8 sq.m. (1526 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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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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