

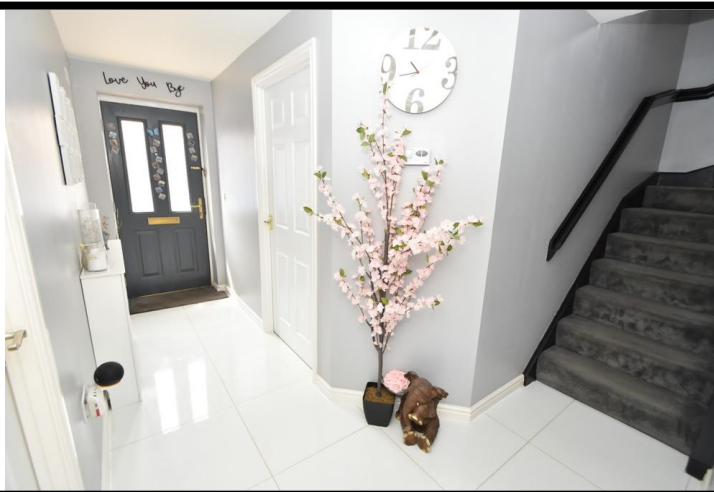


Kielder Drive | The Middles | Stanley | DH9 6AQ

A modern double-fronted four-bedroom detached family home, situated on a sought-after development built in 2015. This well-presented property offers a range of attractive features, including a private rear garden, detached garage and driveway parking with electric charger, and must be viewed to fully appreciate the specification and space on offer. The accommodation briefly comprises an entrance hallway, two versatile reception rooms, a spacious kitchen/diner, a separate utility room, and a ground floor WC. To the first floor, the landing leads to four bedrooms, including a master bedroom with en-suite shower room, and a family bathroom. Further benefits include gas central heating, freehold tenure, Council Tax Band D, and an EPC rating (TBC). Virtual tours are available on our website.

£245,000

- Modern double-fronted four-bedroom detached family home.
- Modern double-fronted four-bedroom detached family home.
- Well-presented throughout with a high specification finish.
- Private rear garden, detached garage and driveway parking.
- Accommodation includes an entrance hallway and two reception rooms, kitchen/diner, utility and WC.



Property Description

HALLWAY

Double glazed entrance door, porcelain tiled floor, single radiator with cover, hard-wired smoke alarm, stairs to the first floor and doors lead to the reception rooms and the kitchen/diner

LOUNGE

13' 3" x 10' 9" (4.05m x 3.30m) Feature media wall with space to hang up to a 70" television and a recess for a soundbar, contemporary colour changing electric fire beneath and inset LED spotlights to the alcoves. uPVC double glazed window, single radiator plus TV and telephone points.

DINING ROOM/2ND RECEPTION

9' 10" x 10' 9" (3.01m x 3.28m) uPVC double glazed window and a single radiator.

KITCHEN/DINER

9' 6" x 20' 4" (2.90m x 6.20m) Fitted with a range of wall and

base units finished in high gloss white with contrasting laminate worktops, upturns and tiled splash-backs. Breakfast bar, LED lighting to the plinths, integrated fan assisted electric oven/grill, four ring gas hob with concealed extractor over. Integrated fridge and freezer, sink with professional style mixer tap, uPVC double glazed window, porcelain tiled floor extends into the dining area, double radiator, uPVC double glazed French doors open to the rear garden and there is a door to the utility room.

UTILITY ROOM

6' 1" x 5' 2" (1.87m x 1.60m) Base unit finished in white high gloss with contrasting laminate worktop and matching upturn, plumbed for a washing machine, space for a tumble dryer, wall mounted gas combi central heating boiler, porcelain tiled floor, single radiator, door to the WC and a rear double glazed exit door to the garden.

WC

2' 11" x 5' 2" (0.90m x 1.60m) WC, wash basin with tiled

splash-back, single radiator, porcelain tiled floor and a uPVC double glazed frosted window..

FIRST FLOOR

LANDING

Airing cupboard, uPVC double glazed window, loft access hatch with pull-down loft ladder and doors leading to the bedrooms and bathroom.

MASTER BEDROOM (TO THE REAR)

11' 6" x 11' 6" (minimum) (3.51m x 3.52m) uPVC double glazed window and a single radiator. Door leads to the en-suite.

EN-SUITE

6' 5" (maximum) x 5' 5" (1.96m x 1.66m) Thermostatic shower with tiled splash-backs and glazed door and screen. Pedestal wash basin with tiled splash-back, WC, uPVC double glazed frosted window, single radiator and an extractor fan.

BEDROOM 2 (TO THE FRONT)

10' 5" x 8' 6" (3.18m x 2.61m) uPVC double glazed window and a single radiator.

BEDROOM 3 (TO THE FRONT)

9' 10" x 9' 3" (3.00m x 2.83m) uPVC double glazed window and a single radiator.

BEDROOM 4 (TO THE FRONT)

8' 2" x 7' 6" (2.50m x 2.30m) uPVC double glazed window and a single radiator.

BATHROOM

6' 4" x 8' 2" (1.95m x 2.51m) Fully tiled walls and floor, panelled bath with thermostatic shower over, glazed screen, pedestal wash basin, WC, uPVC frosted double glazed window, single radiator, coving and wall mounted extractor fan.

EXTERNAL

TO THE FRONT

Block-paved driveway providing off-street parking for up to four vehicles and the bonus of an electric car charging port.

External feature lights.

TO THE REAR

A low-maintenance garden with paved patio path, gravelled area and raised timber decking with pergola. Cold water supply tap, enclosed by timber fence with side gate giving access to the garage and driveway.

GARAGE & PARKING

There is a detached brick-built single garage in a block of two located to the rear with additional parking space. Accessed by a shared side road.

HEATING

Gas fired central heating via boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating TBC. Please speak to a member of staff for a copy of the full Energy Performance Certificate.

TENURE

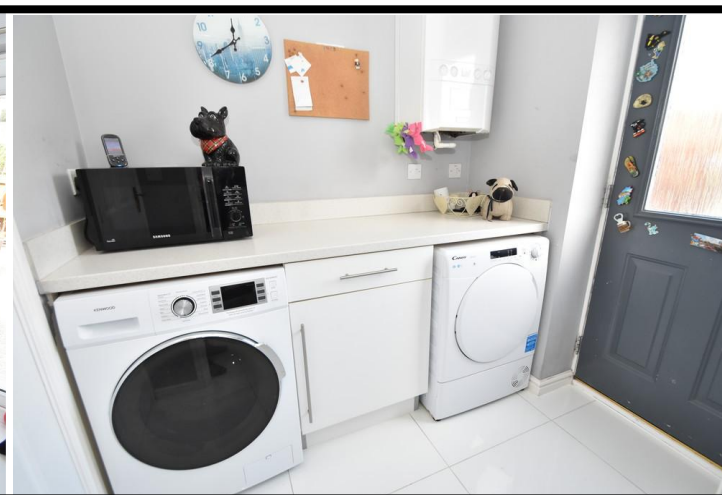
We understand that the property is freehold. We would recommend that any purchaser has this confirmed by their legal advisor.

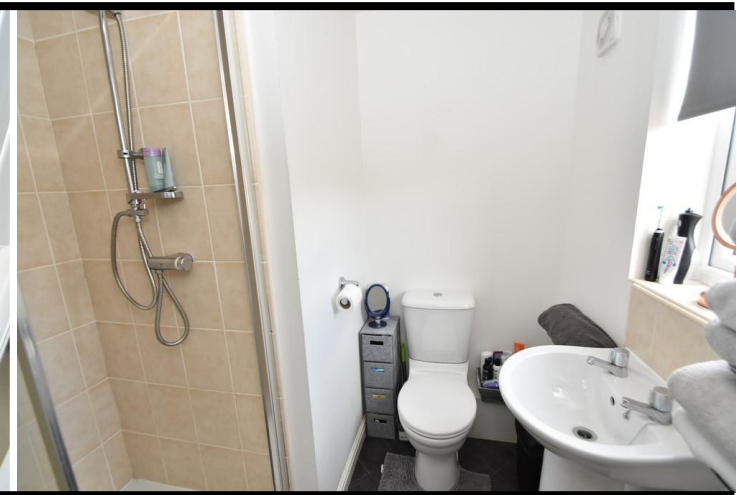
COUNCIL TAX

The property is in Council Tax band D.

MAINTENANCE CHARGE

There is an annual service charge contribution towards maintaining the communal areas of the estate which for the current year is £101 (Jan – Dec) and can be paid as a lump sum, or by monthly standing order.





MINING

The property is located within a former mining area.

BROADBAND SPEEDS

Available broadband speeds according to Ofcom

Standard 9 mbps

Superfast -

Ultrafast 10000 mbps

MOBILE PHONE COVERAGE

Mobile phone coverage according to Ofcom

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

UTILITIES

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

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, X 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

Viewing Arrangements

Strictly by appointment

Contact Details

Anthony House

Anthony Street

Stanley

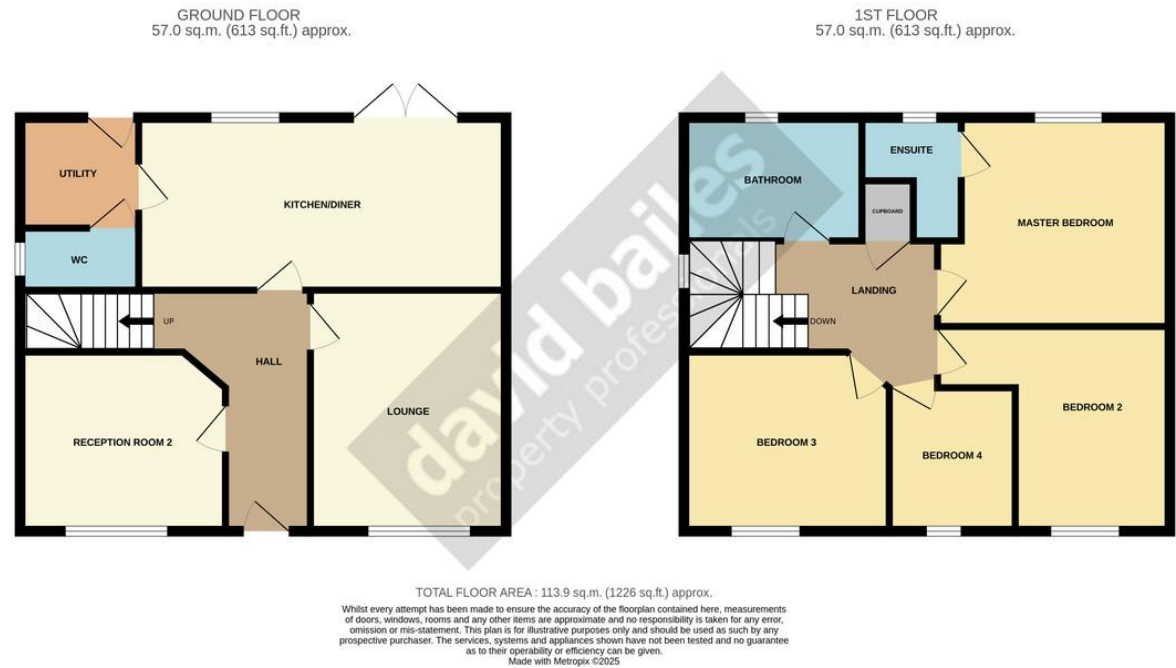
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

