

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

This is a stunning four bedroom detached house which has been upgraded with care and attention by the current owners and is finished to a high standard with contemporary fixtures and fittings. The accommodation comprises of a hallway, WC, two reception rooms (one a former garage) and a stunning kitchen/diner with integrated appliances. To the first floor there are four bedrooms (master with en-suite) and a family bathroom. To the front is a large driveway and there is a landscaped terraced garden to the rear. Gas combi central heating, uPVC double glazing, EPC rating C (74), Council Tax band D, freehold tenure. Virtual tours available on our website.

£255,000

- Stunning 4-bedroom detached house finished to a high standard.
- Thoughtfully upgraded by the current owners with contemporary fixtures and fittings.
- 2 versatile reception rooms, including one converted from the former garage.
- Impressive kitchen/diner featuring integrated appliances.
- 4 bedrooms, with master bedroom benefiting from an en-suite.



Property Description

HALLWAY

Composite double glazed entrance door, Karndean flooring, single radiator, LED spotlights, coving, wall thermostat, stairs to the first floor and doors to the reception rooms and WC.

WC

3' 9" x 3' 7" (1.15m x 1.10m) WC, wash basin with base storage, part-tiled walls, column radiator, uPVC double glazed frosted window, tiled floor and coving.

SITTING ROOM (GARAGE CONVERSION)

15' 10" x 7' 10" (4.84m x 2.40m) Karndean flooring, uPVC double glazed window, cupboard housing the gas combi central heating boiler and a single radiator.

LOUNGE

16' 6" x 12' 10" (5.05m x 3.92m) Feature media wall with space to mount a large TV beneath there is a wall mounted electric fire with colour changing flame and remote control. Karndean

flooring, uPVC double glazed window, two double column radiators, coving, telephone point, TV aerial point and a door leading to the kitchen/diner.

KITCHEN/DINER

12' 3" x 25' 5" (maximum) (3.74m x 7.76m) This stunning kitchen/diner with AEG appliances is an area where you will want to spend a lot of time in. Positioned overlooking the rear garden and spanning the full width of the property. It features a generous range of wall and base units finished in high gloss white with soft closing doors and drawers, wine racks and is complimented by contrasting laminate worktops and matching splash-backs. Integrated dining table, tiled floor and LED spotlights. Integrated fan assisted electric oven/grill, integrated microwave, four ring gas hob with large extractor over. Other integrated appliances include a fridge, freezer, dishwasher, washing machine, two wine coolers and a sink with mixer tap. There is a very handy large under-stair storage cupboard (with double radiator), tall column radiator, coving and three uPVC double glazed windows plus matching French doors and

additional rear exit door to the garden.

FIRST FLOOR

LANDING

Airing cupboard, loft access hatch, LED spotlights, coving and doors to the bedrooms and bathroom.

MASTER BEDROOM (TO THE FRONT)

14' 0" x 8' 11" (4.28m x 2.74m) Fitted wardrobe, uPVC double glazed window, single radiator, coving, TV aerial point and a door to the en-suite.

EN-SUITE

7' 4" (maximum) x 6' 9" (maximum) (2.24m x 2.08m) Walk-in cubicle with thermostatic shower, feature tiled recess and glazed screen. Wash basin with base storage, LED wall mirror, WC, uPVC double glazed frosted window, fully tiled walls and floor, shaver socket, towel radiator, extractor fan and a PVC panelled ceiling with LED spotlights.

BEDROOM 2 (TO THE FRONT)

14' 1" x 8' 10" (4.30m x 2.70m) Fitted wardrobe, uPVC double glazed window, single radiator and coving.

BEDROOM 3 (TO THE REAR)

11' 5" x 9' 2" (3.50m x 2.81m) Fitted wardrobe, uPVC double glazed window, laminate flooring, single radiator and coving.

BEDROOM 4 (TO THE REAR)

11' 6" (maximum) x 8' 10" (3.53m x 2.70m) uPVC double glazed window, single radiator and coving.

BATHROOM

8' 0" x 6' 2" (2.45m x 1.88m) A beautiful bathroom with panelled bath, feature tiled recess with concealed LED light. Wash basin with base storage, WC, LED wall mirror, fully tiled walls, uPVC double glazed frosted window, towel radiator and a PVC panelled ceiling with inset LED spotlights.

EXTERNAL

TO THE FRONT

Large block-paved driveway with space for several cars. Open lawn, feature lights and a side gate leading to the rear.

TO THE REAR

Enclosed by timber fencing this landscaped garden is relatively low maintenance in design with timber decking, artificial lawn, tiered levels leading to an elevated patio. Cold water supply tap and lighting.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating C (74). 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.

UTILITIES

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

BROADBAND COVERAGE

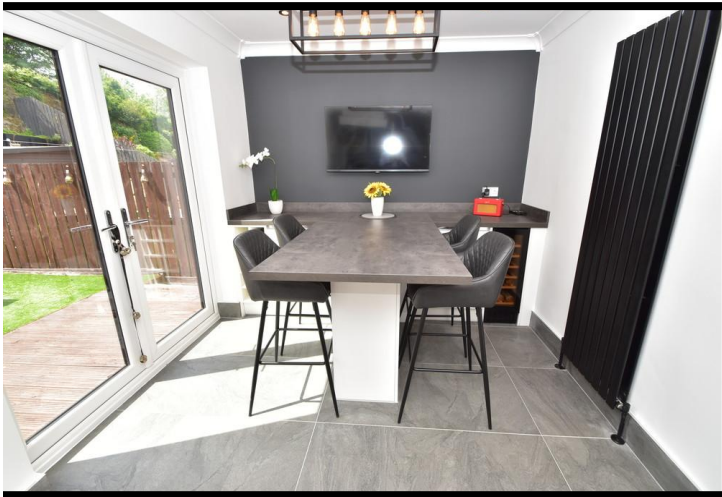
According to Ofcom broadband (estimated speeds)

Standard 16 mbps

Superfast 56 mbps

Ultrafast 1000 mbps





MOBILE PHONE COVERAGE

According to Ofcom

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

MINING

The property is located within a former mining area.

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

County Durham

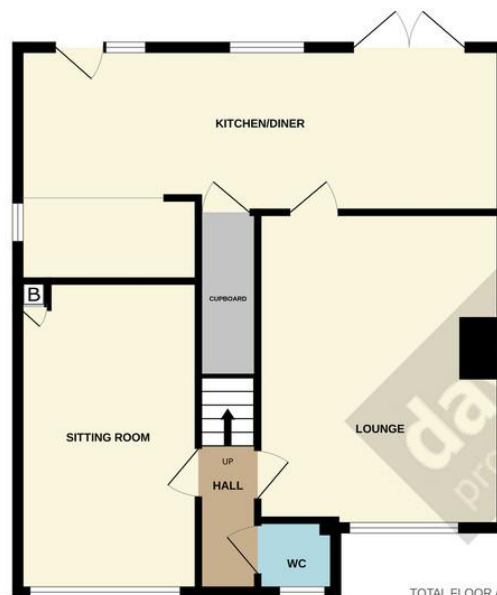
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GROUND FLOOR
64.3 sq.m. (692 sq.ft.) approx.



1ST FLOOR
60.4 sq.m. (650 sq.ft.) approx.



TOTAL FLOOR AREA : 124.6 sq.m. (1341 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		82 B
69-80	C	74 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

