

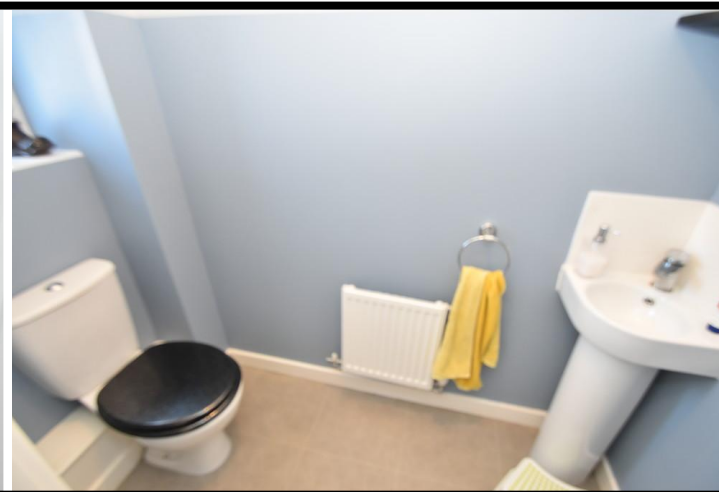
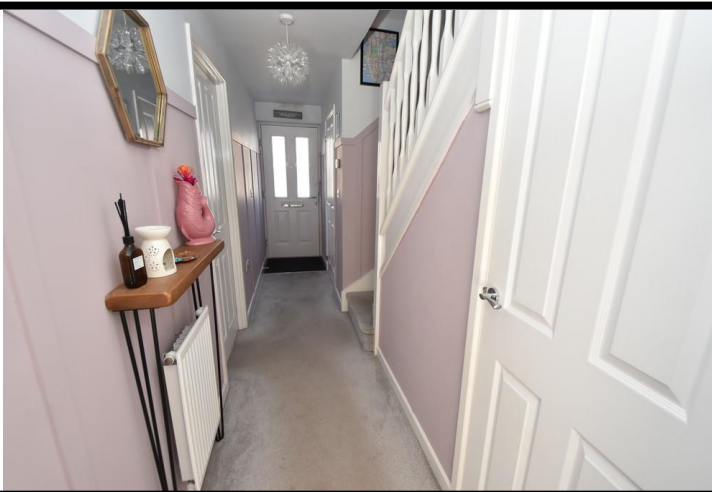


Pikewell Close | Dipton | Stanley | DH9 9EZ

A modern and well-presented three-bedroom end-terraced house, ideal for family living. The accommodation includes an entrance hallway, ground floor WC, a kitchen/diner, and a comfortable lounge. To the first floor there are three bedrooms (master with en-suite) and a family bathroom. Externally, the property benefits from a private garden and off-street parking. Further features include gas combi central heating, full uPVC double glazing, freehold tenure, Council Tax Band B, and the remainder of a 10-year builder's warranty. Viewing is highly recommended. Virtual tours are available on our website.

£160,000

- Modern three-bedroom end-terraced house
- Well-presented and ideal for families
- Private garden and off-street parking
- Remainder of 10-year builder's warranty
- Freehold tenure



Property Description

HALLWAY

Composite double glazed entrance door, part panelled walls, stairs to the first floor with storage cupboard beneath, single radiator, hard-wired smoke alarm and doors lead to the WC, kitchen/diner and lounge.

WC

6' 5" x 2' 11" (1.98m x 0.89m) WC, pedestal wash basin, tiled splash-back, uPVC double glazed frosted window and a single radiator.

KITCHEN/DINER

15' 0" x 8' 10" (4.58m x 2.70m) Fitted with a range of wall and base units with contrasting laminate worktops and tiled splash-backs. Integrated double fan assisted oven/grill, halogen hob with concealed extractor over. Stainless steel sink with mixer tap, integrated appliances include a fridge, freezer, slimline dishwasher and washing machine. Concealed gas combi central boiler, uPVC double glazed window and a double

radiator plus space for a dining table.

LOUNGE

11' 5" (maximum) x 15' 5" (3.50m x 4.72m) Over-looking the rear garden with uPVC double glazed French doors, double radiator, telephone and TV aerial points.

FIRST FLOOR

LANDING

Airing cupboard, loft access hatch with pull-down ladder boarded for storage and light. Part-panelled walls, single radiator, hard-wired smoke alarm and doors leading to the bedrooms and bathroom.

MASTER BEDROOM 1 (TO THE REAR)

10' 7" (maximum) x 8' 6" (3.24m x 2.60m) Fitted wardrobes, uPVC double glazed window, single radiator and a door to the en-suite.

EN-SUITE

5' 4" x 8' 6" (1.63m x 2.60m) Thermostatic shower, glazed cubicle and tiled splash-backs. Pedestal wash basin, WC, chrome towel radiator, ceiling extractor fan and a uPVC double glazed frosted window.

BEDROOM 2 (TO THE FRONT)

10' 4" x 8' 6" (3.16m x 2.60m) uPVC double glazed window and a single radiator.

BEDROOM 3 (TO THE REAR)

10' 2" (maximum) x 6' 7" (maximum) (3.11m x 2.03m) uPVC double glazed window and a single radiator.

BATHROOM

6' 4" x 6' 7" (1.94m x 2.03m) A white suite featuring a panelled bath with shower fitment and tiled splash-backs. Pedestal wash basin, WC, single radiator, uPVC double glazed frosted window and a ceiling extractor fan.

EXTERNAL

TO THE FRONT

A driveway providing off-street parking for two cars side-by-side. Open lawn, side gate and fence gives access to the rear.

TO THE REAR

A South-East facing secluded garden with paved patio extending to one side, cold water supply tap, twin electric sockets, enclosed by timber fence.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating B (84). 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 B.

UTILITIES

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

BROADBAND COVERAGE

Broadband (estimated speeds) according to Ofcom

Standard 18 mbps

Superfast 78 mbps

Ultrafast 10000 mbps

MOBILE PHONE COVERAGE

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

(Excellent)

MINING

The property is located within a former mining area.

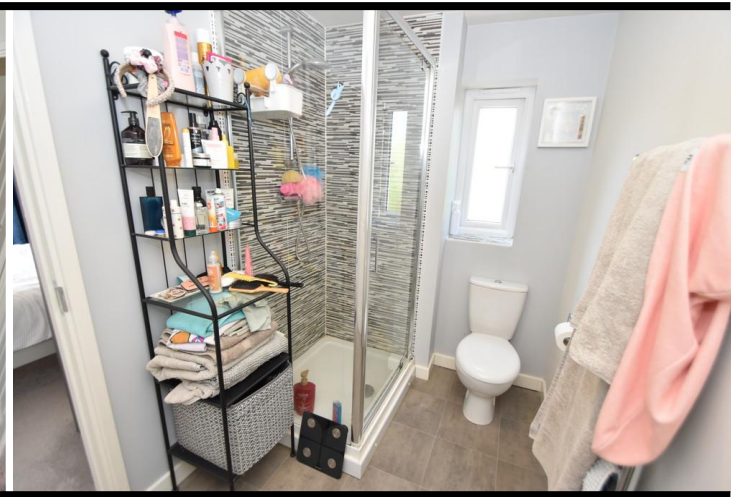
MAINTENANCE CHARGES

The current owners have not paid any maintenance charges for the upkeep of communal areas. However, it is common on modern developments for such charges to be introduced once the roads are adopted by the Local Authority, so there is potential for this to occur in the future. We recommend discussing this with your solicitor for further clarification.

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

B

Viewing Arrangements

Strictly by appointment

Contact Details

Anthony House

Anthony Street

Stanley

County Durham

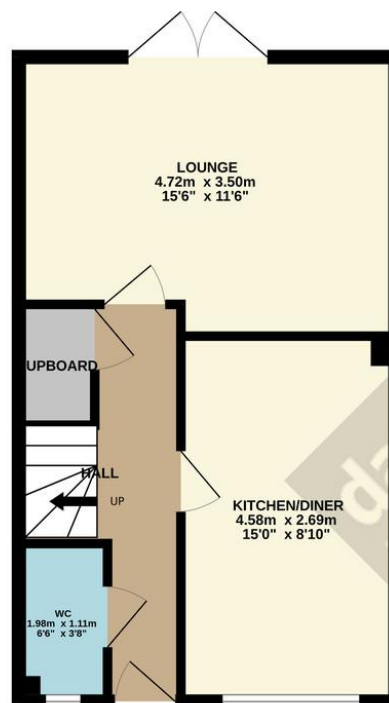
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www.davidbailes.co.uk

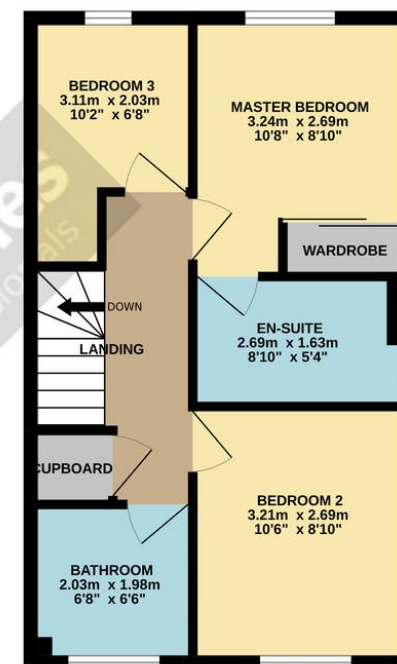
info@davidbailes.co.uk

01207231111

GROUND FLOOR
38.0 sq.m. (409 sq.ft.) approx.



1ST FLOOR
37.9 sq.m. (408 sq.ft.) approx.



TOTAL FLOOR AREA: 75.9 sq.m. (817 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		96 A
81-91	B	84 B	
69-80	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

