

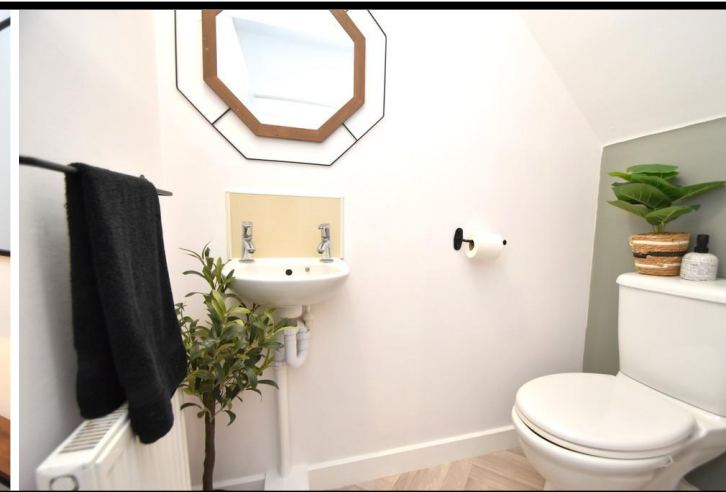


Orchard Grove | Kip Hill | Stanley | DH9 8NL

Situated in a cul-de-sac within a sought-after estate in Kip Hill, Stanley, this beautifully presented three-bedroom semi-detached house offers an ideal family home. Tastefully decorated throughout, key features include a double driveway and a private, landscaped rear garden. The accommodation comprises an entrance hallway, WC, modern kitchen/diner with integrated appliances, and a lounge overlooking the garden. Upstairs, there are three bedrooms, including a master with an en-suite shower room, and a family bathroom. The property benefits from gas combi central heating and full uPVC double glazing, with an EPC rating of C (77). Freehold, Council Tax band B. Virtual walk-through and 360-degree tours are available. The owner is purchasing a new-build, expected to be ready by Spring 2025.

£159,000

- Located in a cul-de-sac in a sought-after estate
- Beautifully presented three-bedroom semi-detached family home. Tastefully decorated throughout
- Double driveway and private, landscaped rear garden
- Spacious kitchen/diner with integrated appliances



Property Description

HALLWAY

uPVC double glazed entrance door, staircase to the first floor, single radiator, telephone point, storage cupboard and doors to the WC, lounge and kitchen/diner.

GROUND FLOOR WC

WC, wash basin, tiled splash back, single radiator and a ceiling extractor fan.

KITCHEN/DINER

14' 6" x 9' 0" (4.43m x 2.76m) Fitted with a modern range of wall and base units with contrasting laminate worktops and tiled splash-backs. Integrated electric oven/grill with illuminated extractor canopy over. Integrated appliances including a fridge/freezer and washing machine. Concealed gas combi central heating boiler, sink with mixer tap, uPVC double glazed window, space for a dining table, feature panelled wall and a single radiator.

LOUNGE

10' 4" x 15' 6" (3.15m x 4.73m) uPVC double glazed French doors open to the rear garden. Feature panelled wall, uPVC double glazed window, TV aerial point, Virgin media cables, telephone point and a double radiator.

FIRST FLOOR

LANDING

Landing with storage cupboard, loft access and doors leading to the bedrooms and bathroom.

MASTER BEDROOM (TO THE FRONT)

12' 0" x 8' 5" (3.67m x 2.58m) uPVC double glazed window, feature panelled wall, sliding mirrored wardrobe and a single radiator. Door leads to the en-suite.

EN-SUITE

5' 6" x 4' 9" (1.68m x 1.45m) Fully tiled shower cubicle with thermostatic shower over, WC, pedestal wash basin, tiled

splash-backs, uPVC double glazed window, ceiling extractor fan and a single radiator.

BEDROOM 2 (TO THE REAR)

9' 11" x 8' 9" (3.03m x 2.69m) uPVC double glazed window, fitted wardrobe with sliding mirrored doors and a single radiator.

BEDROOM 3 (TO THE REAR)

8' 4" x 6' 5" (2.56m x 1.96m) uPVC double glazed window and a single radiator.

BATHROOM

6' 1" x 5' 8" (1.87m x 1.74m) Bath with half tiled walls, WC, pedestal wash basin, single radiator and a ceiling extractor fan.

EXTERNAL

TO THE FRONT

Double car driveway with small lawn garden and shrubs.

TO THE REAR

Paved patio, lawn, endosed by timber fence.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating C (77). 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 £1,891.

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. 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.

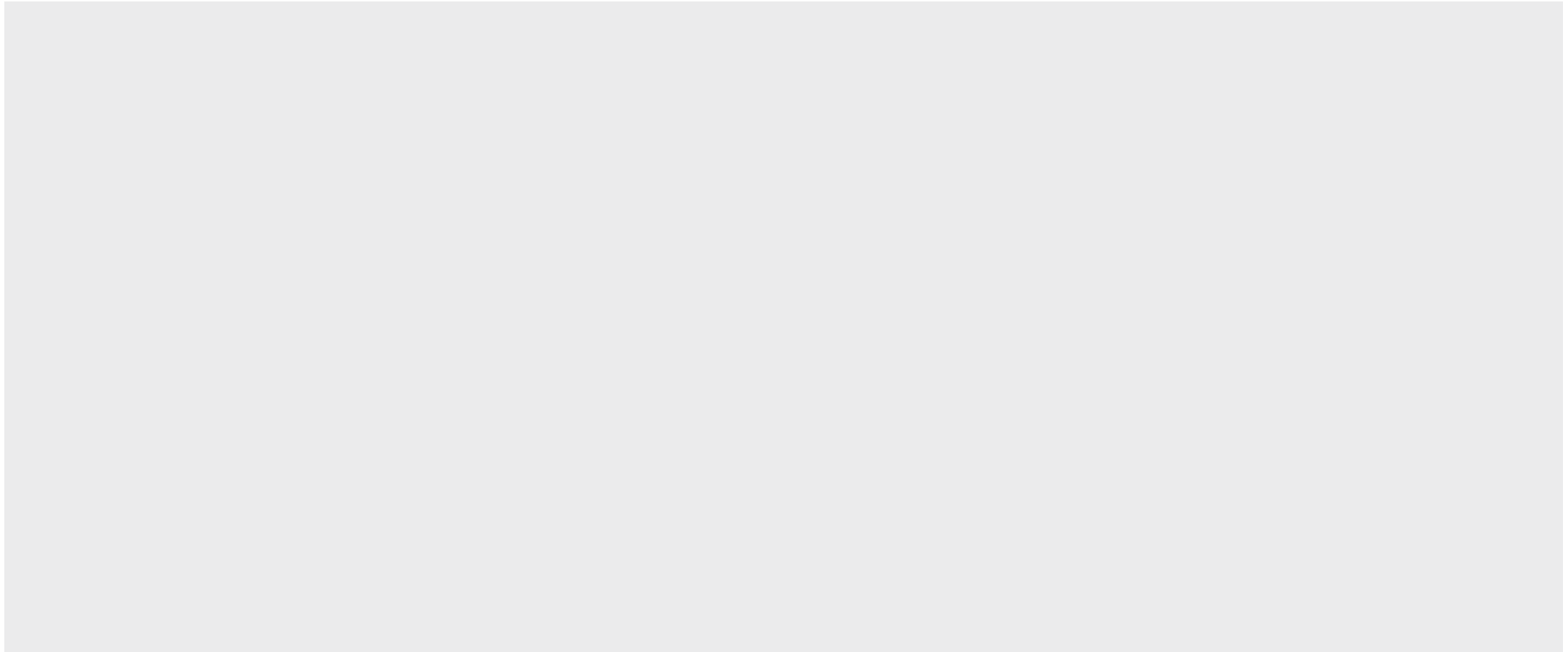
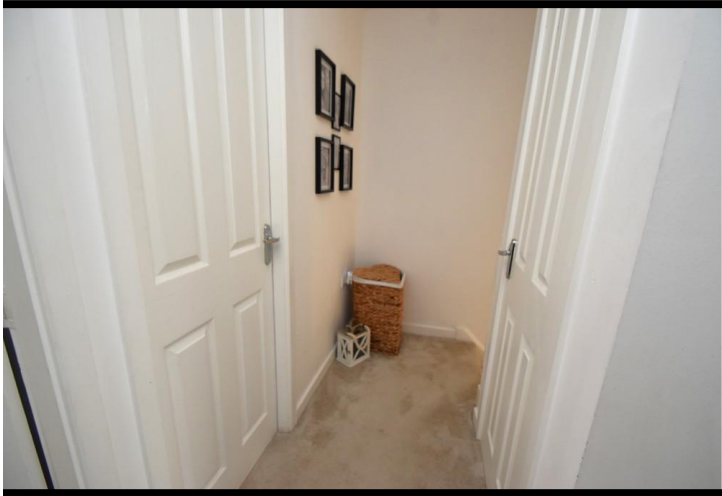
MORTGAGE ADVICE

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

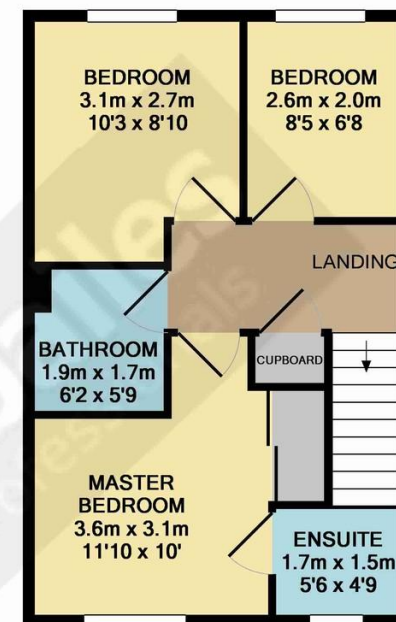
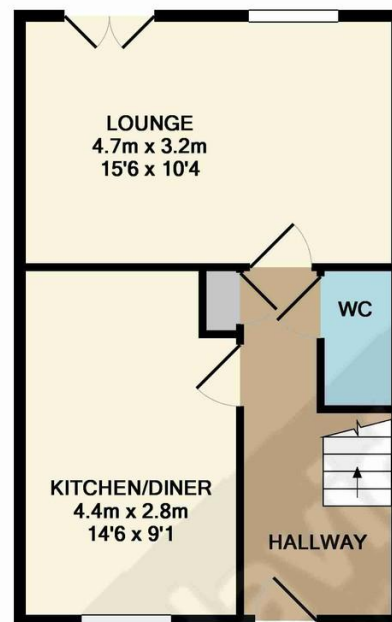
County Durham

DH9 8AF

www.davidbailes.co.uk

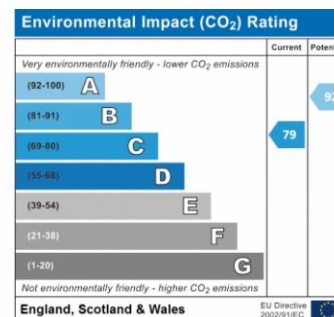
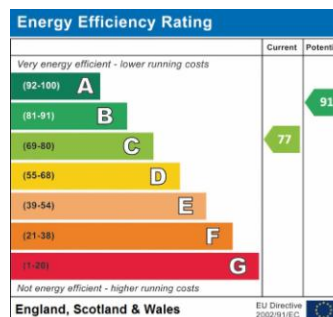
info@davidbailes.co.uk

01207231111



TOTAL APPROX. FLOOR AREA 71.5 SQ.M. (770 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Metropix ©2015



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

