



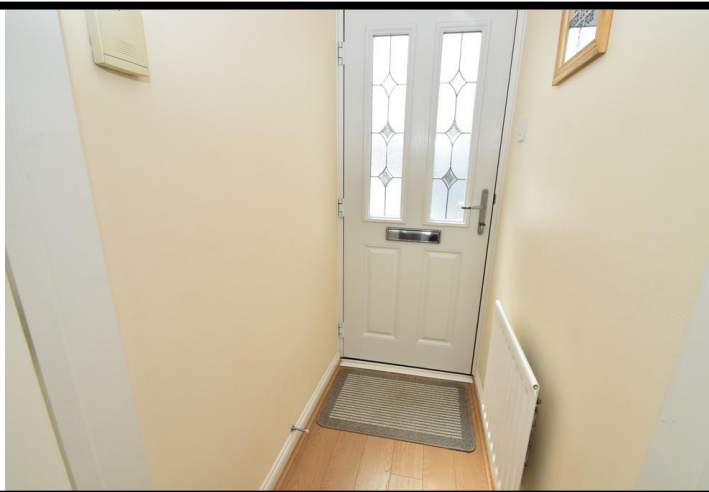
## Mowlam Drive | East Stanley | Co. Durham | DH9 6YZ

This impressive and well-maintained three bedroom freehold detached house makes an ideal family home on an attractive estate in East Stanley. The accommodation comprises a lobby, lounge/diner, kitchen with integrated appliances. First floor landing, three bedrooms (master with en-suite) and a family bathroom. Open plan garden and driveway to the front, integral garage, landscaped rear garden with patio and lawn. Gas combi central heating (2024), uPVC double glazing, EPC rating D (68), Council Tax band C. Virtual tours available on our website.

£210,000

- Impressive well-maintained three-bedroom detached family home
- Landscaped rear garden with patio and lawn
- Spacious lounge/diner and modern kitchen with integrated appliances
- Garage and driveway
- Ensuite and family bathroom





## Property Description

### LOBBY

4' 5" x 2' 11" (1.35m x 0.90m) Composite double glazed entrance door, single radiator, laminate flooring and a glazed door to the lounge/diner.

### LOUNGE/DINER

23' 1" x 10' 7" (7.05m x 3.24m) Dual aspect room with feature marble fire surround, inlay and hearth, inset electric fire, bay window with uPVC double glazed windows, to the rear are some matching double glazed French doors which open to the rear yard. Two double radiators, TV aerial, telephone point, stairs to the first floor, coving, hard-wired smoke alarm and a door to the kitchen.

### KITCHEN

12' 2" x 10' 9" (3.71m x 3.30m) Installed in 2019 with quality wall and base units with soft closing doors and drawers, contrasting laminate worktops and upturns. Integrated fan assisted electric oven/grill, induction hob, glass splash-back

and extractor canopy over. Integrated appliances include a fridge, freezer, slimline dishwasher, wind chiller and washing machine. Sink with mixer tap, wall unit houses the gas combi central heating boiler, tall column radiator, uPVC double glazed window, composite double glazed rear exit door and a ceiling with inset LED spotlights.

### FIRST FLOOR

#### LANDING

Airing cupboard, hard-wired smoke alarm and doors leading to the bedrooms and bathroom.

#### MASTER BEDROOM (TO THE REAR)

10' 10" x 9' 1" (3.32m x 2.78m) Fitted wardrobe, uPVC double glazed window, TV aerial, single radiator, telephone point and a door to the en-suite.

#### BEDROOM 2 (TO THE FRONT)

9' 8" x 9' 2" (2.97m x 2.80m) uPVC double glazed window, loft access hatch and a single radiator.

#### BEDROOM 3 (TO THE FRONT)

8' 2" x 9' 11" (2.50m x 3.03m) uPVC double glazed window and a single radiator.

#### BATHROOM

7' 10" x 4' 6" (2.41m x 1.38m) Panelled bath with glazed screen and thermostatic shower over, pedestal wash basin, WC, tiled splash-backs, uPVC double glazed frosted window, chrome towel radiator, laminate flooring and a ceiling mounted extractor fan.

#### EXTERNAL

#### GARAGE AND PARKING

Integral single garage with up and over door, power points and lighting. Driveway to the front.

#### TO THE FRONT

Open plan lawn, gate to one side leads to the rear.

#### TO THE REAR

Paved patio, cold water supply tap, external light, steps to a lawn garden enclosed by timber fence.

#### HEATING

Gas fired central heating via combination boiler and radiators.

#### GLAZING

uPVC double glazing installed.

#### ENERGY EFFICIENCY

EPC rating D (68). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

#### COUNCIL TAX

The property is in Council Tax band C.

#### TENURE

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

#### UTILITIES

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

#### BROADBAND SPEEDS

Broadband estimated speeds according to Ofcom

Standard 9 mbps

Superfast 71 mbps

Ultrafast 1000 mbps

#### MOBILE COVERAGE

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

#### VIEWINGS

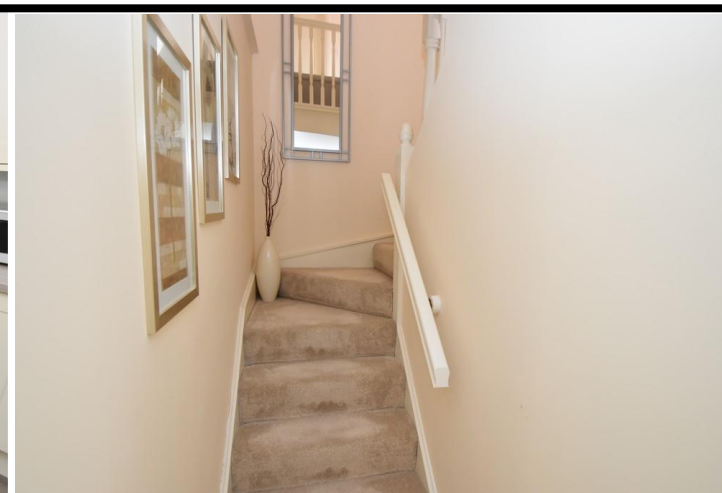
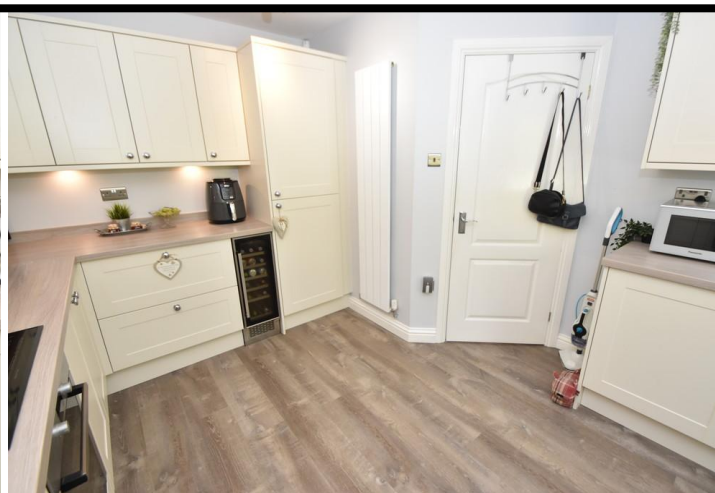
We have created a virtual tour which can be viewed on our YouTube channel, our website, property portals and our social media accounts such as Facebook, X and Instagram. To arrange a viewing please contact the office.

#### 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

C

## Viewing Arrangements

Strictly by appointment

## Contact Details

Anthony House

Anthony Street

Stanley

County Durham

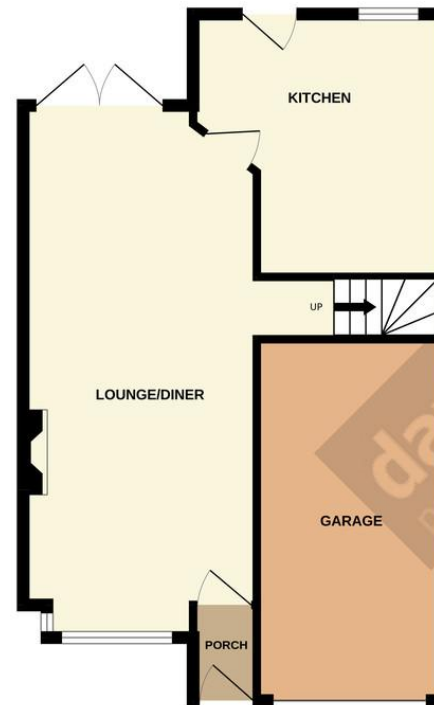
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01207231111

GROUND FLOOR  
52.2 sq.m. (561 sq.ft.) approx.



1ST FLOOR  
41.7 sq.m. (448 sq.ft.) approx.



TOTAL FLOOR AREA : 93.8 sq.m. (1010 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		81 B
69-80	C		
55-68	D	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



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