



## Hedley Close | New Kyo | Stanley | DH9 7BZ

Built in 2016 and with a contemporary finish this impressive two bedroom semi-detached house property would make an ideal first home. The accommodation consists of a hallway, lounge, kitchen/diner and a ground floor WC. To the first floor there is a landing, two bedrooms (both with fitted wardrobes) and a stylish bathroom suite. Open Lawn to the front, side driveway with pace for two cars and an enclosed garden to the rear. Freehold, Gas combi central heating, Council Tax band A, EPC rating B (81). Virtual tours available on our website.

£125,000

- Two-bedroom semi-detached house.
- Built in 2016 with a modern, contemporary finish.
- Ideal as a first home, especially for small families or couples.
- Gardens to the front and rear.
- Driveway for two vehicles.



## Property Description

### HALLWAY

Composite double glazed entrance door, stairs to the first floor, single radiator, hard-wired smoke alarm and a door leading to the lounge.

### LOUNGE

15' 0" x 10' 0" (4.58m x 3.05m) Feature panelled wall with shelf, uPVC double glazed window, double radiator, under-stair storage cupboard and a door leading to the kitchen/diner.

### KITCHEN/DINER

7' 10" x 13' 5" (2.40m x 4.10m) Overlooking the rear garden and fitted with a range of wall and base units finished in high gloss cream and contrasting laminate worktops and tiled splash-backs. Integrated fan assisted oven/grill, four ring gas hob with extractor canopy over, stainless steel sink with mixer tap, plumbed for a washing machine and space for a tall fridge/freezer. uPVC double glazed French doors and matching window, space for a dining table, double radiator,

ceiling mounted smoke and heat alarm, ceiling extractor fan, concealed gas combi central heating boiler and a door leading to the WC.

### WC

5' 1" x 3' 2" (1.56m x 0.98m) WC, wash basin, vinyl tiled splash-backs, single radiator and a ceiling mounted extractor fan.

### FIRST FLOOR

#### LANDING

5' 2" x 5' 9" (1.60m x 1.76m) Loft access hatch, single radiator, hard-wired smoke alarm and doors leading to the bedrooms and bathroom.

#### BEDROOM 1 (TO THE FRONT)

10' 2" x 10' 0" (3.11m x 3.05m) Fitted wardrobes with sliding doors, uPVC double glazed window, feature panelled wall with shelf, single radiator and a wall mounted central heating

programmer/thermostat.

#### BEDROOM 2 (TO THE REAR)

12' 11" x 7' 6" (3.96m x 2.30m) Fitted wardrobe with sliding doors, uPVC double glazed window and a single radiator.

#### BATHROOM

7' 3" x 5' 9" (2.23m x 1.76m) A white suite with striking black fittings which includes a panelled bath with glazed screen and thermostatic shower over, wash basin with base storage, mirror over, WC, black towel radiator, PVC panelled splash-backs, frosted uPVC double glazed window and a wall mounted extractor fan.

### EXTERNAL

#### TO THE FRONT

Open plan lawn, external lights.



#### TO THE REAR

Paved patio, cold water supply tap, security light, steps lead to a lawn garden enclosed by timber fence. Side gate leads to the driveway.

#### PARKING

Two-car driveway to the side of the house with security light.

#### HEATING

Gas fired central heating via combination boiler and radiators.

#### GLAZING

uPVC double glazing installed.

#### ENERGY EFFICIENCY

EPC rating B (81). 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 A, which is currently £1,621 P.A.

#### MINING

The property is located within a former mining area.

#### BROADBAND SPEEDS AVAILABLE

Average download speed of the fastest package currently available at this postcode is Ultrafast 10000Mb. Suitable for web & social, flawless video calls, 4K streaming and online gaming. We would recommend contacting a supplier to get the most accurate and up to date data.

#### MOBILE PHONE COVERAGE

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

#### VIEWINGS

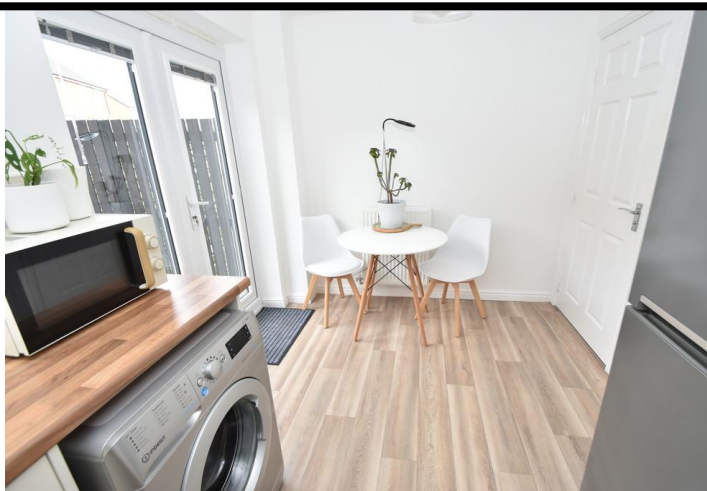
We have created a virtual tour which can be viewed on our YouTube channel, our website, property portals and our social media accounts such as Facebook, Twitter and Instagram. To arrange a viewing please contact the office.

#### 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

A £1,621 P.A.

## Viewing Arrangements

Strictly by appointment

## Contact Details

Anthony House

Anthony Street

Stanley

County Durham

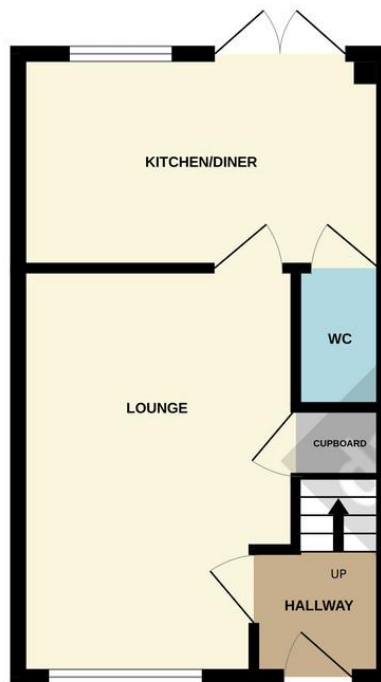
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01207231111

GROUND FLOOR  
28.5 sq.m. (307 sq.ft.) approx.



1ST FLOOR  
28.2 sq.m. (304 sq.ft.) approx.



TOTAL FLOOR AREA : 56.7 sq.m. (611 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		95 A
81-91	B	81 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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