

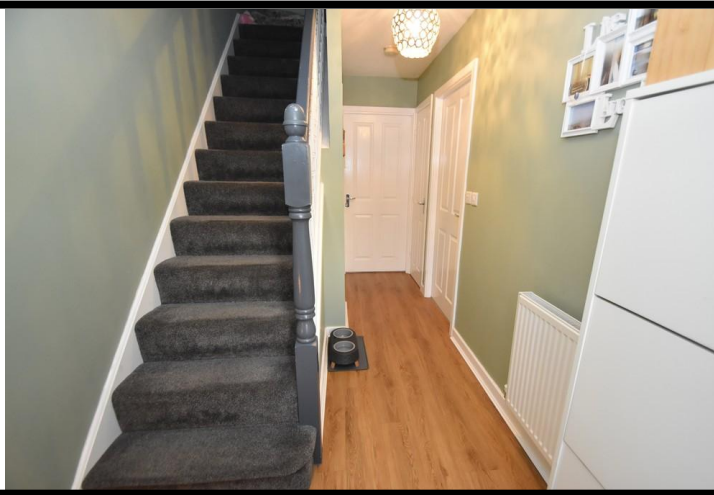


## Orchard Grove | Kip Hill | Stanley | DH9 8NL

This three bedroom semi-detached house is located within a cul-de-sac on a popular modern estate and comes with double off-street parking to the front and a rear garden. Briefly comprising a hallway, lounge, kitchen/diner and WC to the ground floor. To the first is a landing, three bedrooms (master with en-suite) and a bathroom. Gas combi central heating, uPVC double glazed windows, EPC rating C (76), freehold tenure, Council Tax band B. Virtual tours available.

**£160,000**

- Modern 3 bedroom semi-detached house
- Garden to rear
- Dual off-street parking
- Well presented family home
- Lounge and kitchen/diner



## Property Description

### HALLWAY

14' 5" x 6' 2" (4.40m x 1.90m) uPVC double glazed entrance door, LVT flooring, stairs to the first floor, single radiator, storage cupboard and doors leading to the WC, kitchen/diner and lounge.

### WC

5' 3" x 2' 9" (1.62m x 0.84m) WC, wash basin with tiled splash-back, LVT flooring, single radiator and ceiling extractor fan.

### KITCHEN/DINER

14' 6" x 8' 11" (4.43m x 2.73m) Fitted with a range of high gloss white wall and base units with contrasting laminate worktops and tiled splash-backs. Integrated fan assisted electric oven/grill, four ring gas hob with concealed extractor over. Stainless steel sink with mixer tap, plumbed for a washing machine space for a fridge/freezer, space for a dining table, concealed gas combo central heating boiler, PVC double glazed window and a single radiator.

### LOUNGE

10' 4" x 15' 5" (3.15m x 4.72m) Overlooking the rear garden with PVC double glazed French doors and matching window. Double radiator and a wall mounted electric fire.

### FIRST FLOOR

#### LANDING

Storage cupboard, loft access hatch and doors leading to the bedrooms and bathroom.

#### MASTER BEDROOM (TO THE FRONT)

8' 6" x 9' 8" (2.60m x 2.97m) Fitted sliding wardrobe, PVC double glazed window, single radiator and a door leading to the onsite.

#### ENSUITE

5' 6" x 5' 1" (1.68m x 1.55m) Thermostatic shower with tiled splash-backs in a glazed cubicle. Pedestal wash basin, mirrored wall cabinet, WC, PVC double glazed frosted window,

ceiling extractor fan and a single radiator.

#### BEDROOM 2 (TO THE REAR)

10' 0" x 8' 9" (3.06m x 2.68m) PVC double glazed window, vinyl flooring and a single radiator.

#### BEDROOM 3 (TO THE REAR)

8' 5" x 6' 5" (2.58m x 1.98m) PVC double glazed window and a single radiator.

#### BATHROOM

6' 0" x 5' 6" (1.85m x 1.70m) A white suite featuring a panelled bath with thermostatic shower over, glazed screen and tiled splash-backs. Pedestal wash basin, WC, chrome towel radiator and a ceiling extractor fan.

## EXTERNAL

### TO THE FRONT

Driveway providing off-street parking for two vehicles, timber decking, side gate to rear and a cold water supply tap.

### TO THE REAR

Paved patio, lawn, further patio, timber shed, enclosed by timber fence.

## HEATING

Gas fired central heating via combination boiler and radiators.

## GLAZING

PVC double glazing installed.

## ENERGY EFFICIENCY

EPIC rating C (76). 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 per year).

## 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.

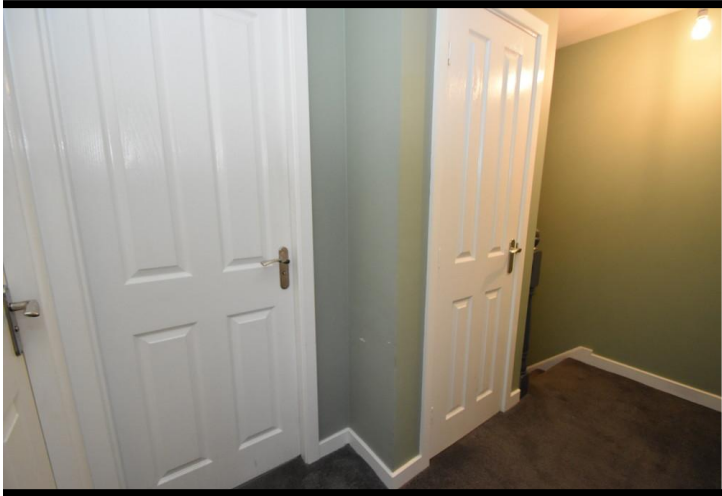
## MORTGAGE ADVICE

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

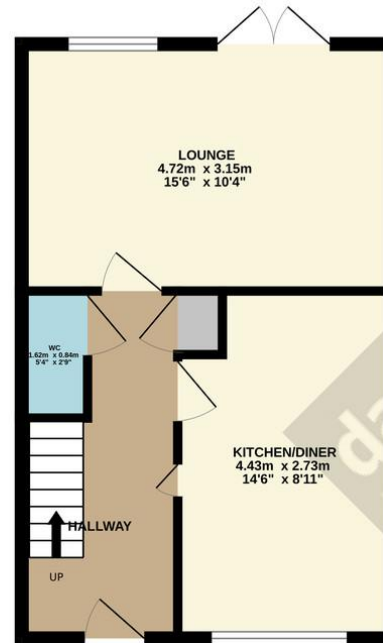
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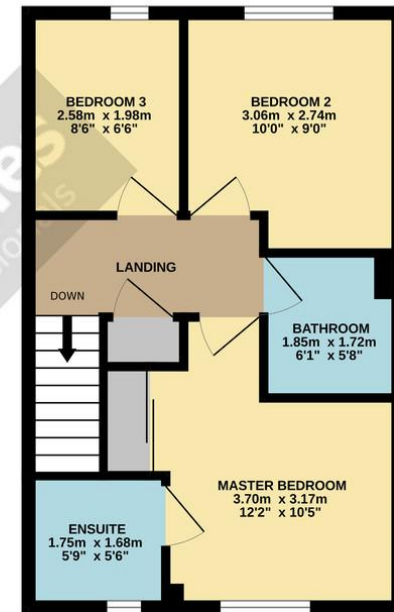
[info@davidbailes.co.uk](mailto:info@davidbailes.co.uk)

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GROUND FLOOR  
35.8 sq.m. (385 sq.ft.) approx.



1ST FLOOR  
35.6 sq.m. (383 sq.ft.) approx.



TOTAL FLOOR AREA: 71.4 sq.m. (768 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		88 B
69-80	C	76 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



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