



Kielder Drive | The Middles | Stanley | DH9 6FD

Located on the edge of a contemporary development, this four-bedroom detached home is offered chain-free and is perfect for a growing family. The property features a double driveway, garage, and a secluded rear garden ideal for wildlife watching. The home includes a welcoming entrance hall, cloakroom/WC, living room, spacious kitchen/diner, first floor landing, four bedrooms (master with en-suite), and a family bathroom. It boasts an EPC rating of B (83), thermostatically controlled gas combi central heating, security alarm and is freehold. Council Tax Band D. Walk-through virtual tour and 360 degree tour available.

£229,950

- Situated on the edge of a modern development
- Four-bedroom detached home
- Offered chain-free, ideal for a growing family
- Features double driveway and garage
- Secluded rear garden perfect for wildlife watching



Property Description

HALLWAY

16' 1" x 4' 2" (4.92m x 1.29m) Composite double glazed entrance door, porcelain tiled floor, single radiator, stairs to the first floor and doors leading to the lounge, cloakroom, integral garage and the kitchen/diner.

LOUNGE

13' 11" x 10' 3" (4.26m x 3.13m) Feature electric fire, uPVC double glazed windows and a double radiator.

CLOAKROOM/WC

2' 11" x 4' 10" (0.91m x 1.48m) WC, wash basin with tiled splash-back, porcelain tiled floor, ceiling mounted extractor fan and a single radiator.

KITCHEN/DINER

8' 8" x 24' 0" (2.65m x 7.32m) Overlooking the garden with dining area, storage cupboard, uPVC double glazed French doors and matching twin windows. The kitchen is fitted with a

range of high gloss white wall and base units with contrasting laminate worktops and matching upturns. Integrated fan assisted electric oven/grill, halogen hob with glass splash-back and illuminated extractor canopy over. Integrated appliances include a fridge/freezer, washing machine and dishwasher. Stainless steel sink with vegetable drainer and mixer tap, laminate flooring and a double radiator.

INTEGRAL GARAGE

16' 3" x 8' 6" (4.97m x 2.60m) Up and over door, power points, lighting and a secure door leading to the hallway.

FIRST FLOOR

LANDING

16' 2" x 6' 8" (maximum) (4.93m x 2.05m) uPVC double glazed window, airing cupboard, loft access hatch with pull-down ladder giving access to part boarded space for storage. Doors lead off to the bedrooms and bathroom.

MASTER BEDROOM (TO THE FRONT)

11' 2" x 13' 3" (3.41m x 4.06m) uPVC double glazed windows, double radiator and a door to the en-suite.

EN-SUITE

3' 10" x 7' 6" (1.17m x 2.30m) Glazed cubicle with sliding door, thermostatic shower, tiled splash-backs, pedestal wash basin, WC, frosted uPVC double glazed window, laminate flooring, single radiator, inset LED spotlights and a ceiling mounted extractor fan.

BEDROOM 2 (TO THE FRONT)

13' 11" x 10' 3" (4.26m x 3.14m) Fitted wardrobe with sliding doors, feature panelled walls, twin uPVC double glazed window and a double radiator.

BEDROOM 3 (TO THE REAR)

8' 11" x 8' 10" (2.74m x 2.70m) uPVC double glazed window and a single radiator.

BEDROOM 4 (TO THE REAR)

9' 7" x 7' 6" (2.94m x 2.31m) Fitted wardrobe with sliding doors, uPVC double glazed window and a single radiator.

BATHROOM

6' 1" x 7' 0" (1.87m x 2.14m) A white suite featuring a panelled bath with glazed screen, electric shower over, tiled splash-backs, pedestal wash basin, WC, frosted uPVC double glazed window, LED spotlights, laminate flooring, single radiator and a wall mounted extractor fan.

EXTERNAL

TO THE FRONT

Double driveway providing off-street parking for two vehicles, path leads to the rear.

TO THE REAR

A South East facing rear garden with paved patio and lawn enclosed by timber fence with woodland beyond.

HEATING

Thermostatically controlled gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating B (83). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

SECURITY

Infra red alarm system installed.

COUNCIL TAX

The property is in Council Tax band D (£2,431 per annum).

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 AVAILABILITY

Basic 8 Mbps, Ultrafast 1139 Mbps

MOBILE COVERAGE

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

TV PROVIDERS

BT, Sky & Virgin.

MINING

The property is located within a former mining area.





MAINTENANCE CHARGE

We understand that there is an annual maintenance charge which goes towards the upkeep of the communal areas of the estate. The charge is currently £128 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

D

Viewing Arrangements

Strictly by appointment

Contact Details

Anthony House

Anthony Street

Stanley

County Durham

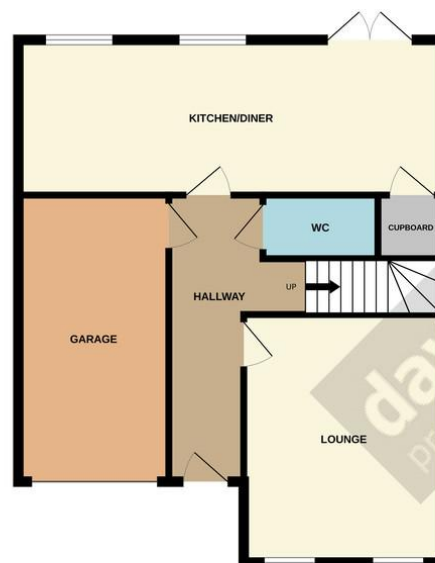
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GROUND FLOOR
60.3 sq.m. (649 sq.ft.) approx.



1ST FLOOR
61.2 sq.m. (658 sq.ft.) approx.



TOTAL FLOOR AREA : 121.5 sq.m. (1308 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		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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