

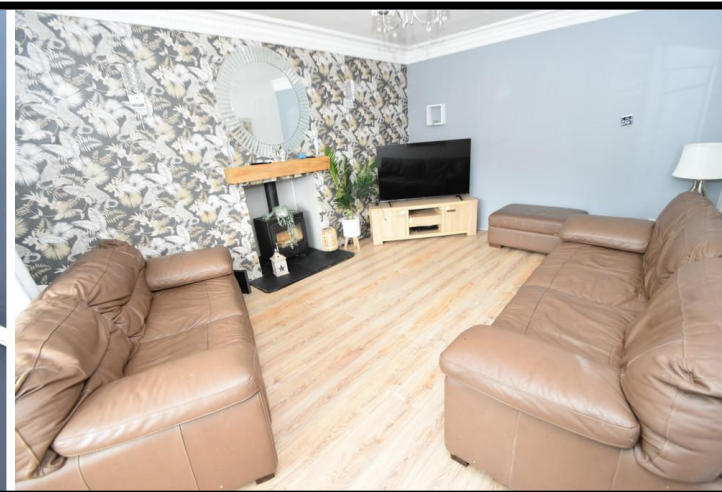
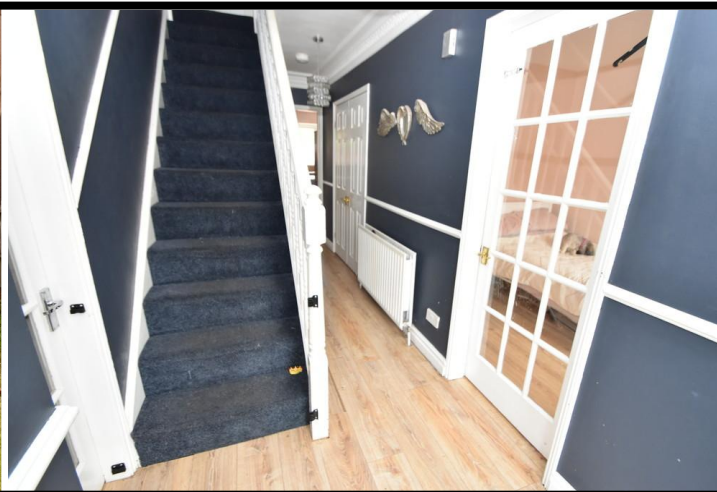


## Argyle Court | Kip Hill | Stanley | DH9 8RD

Properties on Argyle Court do not come onto the market that often so viewing is essential. This is a four bedroom detached house with lots of features that will appeal to families such as a rear garden, conservatory and two reception rooms. The accommodation comprises of a hallway, lounge, separate dining room (which could be used as a 5th bedroom), kitchen/diner, conservatory, utility and WC. Landing, four bedrooms (master with en-suite) and a bathroom. Gardens to front and rear plus a driveway and attached garage. Gas combi central heating, EPC rating D (68), freehold, Council Tax band E. Virtual tours available.

£285,000

- Rare opportunity to purchase on Argyle Court, early viewing recommended.
- Spacious four-bedroom detached family home with versatile living space.
- Two reception rooms including a separate dining room which could serve as a fifth bedroom.
- Generous kitchen/diner plus conservatory
- Garage, driveway and garden



## Property Description

### HALLWAY

uPVC double glazed entrance door with matching side window, stairs to the first floor, large storage cupboard with twin doors, laminate flooring, double radiator, dado rail, coving, hard-wired smoke alarm and doors lead to the lounge, second reception room, WC and a doorway to the kitchen/diner.

### LOUNGE

15' 3" x 11' 8" (4.66m x 3.57m) Feature fireplace with Oak mantle, ornamental log burning stove (no HEATAS certificate available) on a tiled hearth, bay with uPVC double glazed windows, laminate flooring, wall lights, coving, TV and telephone points, single radiator.

### DINING ROOM/5TH BEDROOM

11' 8" x 7' 11" (3.56m x 2.43m) Bay with uPVC double glazed windows, laminate flooring, wall lights and a single radiator.

### WC (OFF HALLWAY)

7' 10" x 2' 10" (2.41m x 0.88m) WC, wash basin with tiled splash-back, laminae flooring and an extractor fan.

### KITCHEN/DINER

12' 7" x 26' 3" (3.86m x 8.02m) A generous room overlooking the rear garden with space for a large dining table. Fitted with a range of wall and base units including a central island, contrasting laminate worktops. Integrated fan assisted electric oven/grill, halogen hob with extractor canopy over, stainless steel sink with vegetable drainer and mixer tap, concealed gas combi central heating boiler, uPVC double glazed windows, laminate flooring, two double radiators, door to the utility room and twin French door open to the conservatory.

### UTILITY ROOM

6' 5" x 5' 11" (1.96m x 1.82m) Laminate worktops, plumbed for a washing machine and space for additional appliances, double radiator, storage cupboard, laminate flooring and a side uPVC double glazed exit door.

### CONSERVATORY

9' 10" (maximum) x 10' 9" (maximum) (3.01m x 3.28m) uPVC double glazed windows and French doors, tiled floor, double radiator and wall light.

### FIRST FLOOR

#### LANDING

Loft access hatch, airing cupboard, coving and doors leading to the bedrooms and bathroom.

#### MASTER BEDROOM (TO THE FRONT)

13' 8" x 13' 1" (maximum) (4.18m x 4.01m) Fitted wardrobes, uPVC double glazed window, single radiator, coving, TV aerial and a door leading to the en-suite.

#### EN-SUITE

6' 10" x 6' 10" (2.10m x 2.10m) Tiled enclosure with electric shower and glazed door, WC, wash basin with base storage, additional storage cupboard, uPVC double glazed frosted

window, fully tiled walls, double radiator, coving and an extractor fan.

#### BEDROOM 2 (TO THE REAR)

10' 5" x 11' 11" (3.18m x 3.65m) Fitted wardrobe, uPVC double glazed window, single radiator and coving.

#### BEDROOM 3 (TO THE FRONT)

10' 4" x 11' 10" (3.17m x 3.62m) Fitted wardrobe, laminate flooring, uPVC double glazed window, single radiator and coving.

#### BEDROOM 4 (TO THE REAR)

10' 4" x 11' 11" (3.16m x 3.64m) Fitted wardrobe, uPVC double glazed window, laminate flooring, single radiator, coving and a TV aerial point.

#### FAMILY BATHROOM

6' 9" x 8' 8" (2.08m x 2.66m) Large corner bath, separate glazed enclosure with electric shower, pedestal wash basin,

WC, fully tiled walls, uPVC double glazed window, double radiator, two extractor fans and coving.

#### EXTERNAL

##### GARAGE

17' 10" x 8' 3" (5.45m x 2.52m) An attached single garage with up and over door, power points, lighting and an exit door and window to the rear.

##### TO THE FRONT

Open lawn, block-paved driveway providing off-street parking for two vehicles. Side gate gives access to the rear.

##### TO THE REAR

A large flat garden which extends to the side with lawn, timber decking and a cold water supply tap. Enclosed by timber fence and walls.

#### 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.

#### TENURE

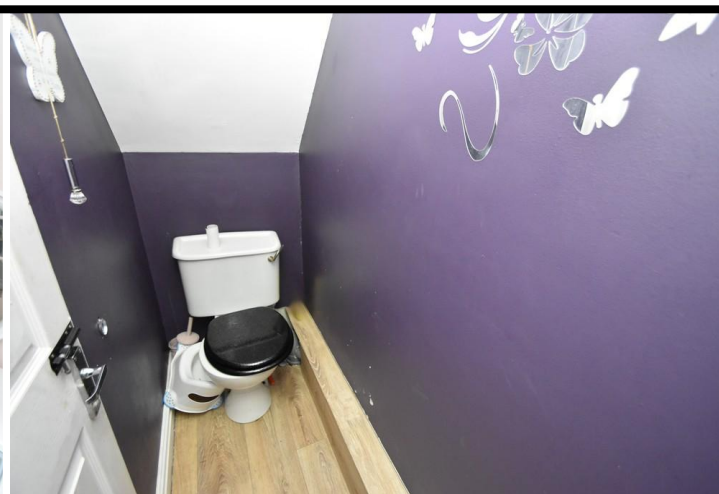
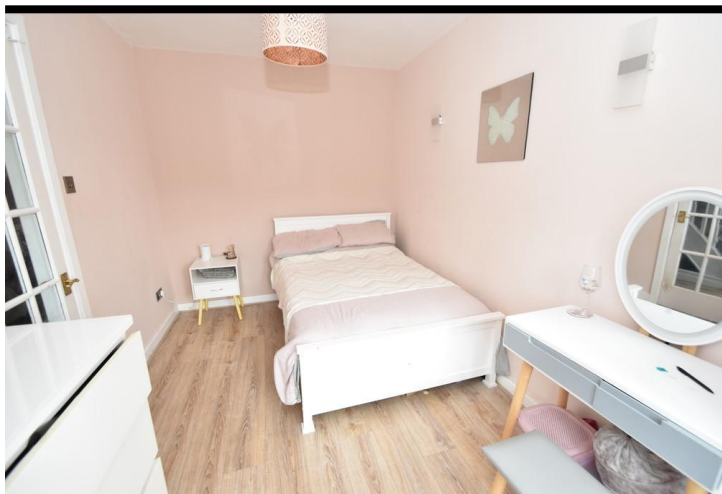
We understand that the property is freehold. We would recommend that any purchaser has this confirmed by their legal advisor.

#### COUNCIL TAX

The property is in Council Tax band E.

#### UTILITIES

The property is connected with a mains gas, water and





electricity supply and is connected to the mains drainage.

#### MINING

The property is located within a former mining area.

#### BROADBAND AVAILABILITY

According to Ofcom broadband (estimated speeds)

Standard	12 mbps
Superfast	70 mbps
Ultrafast	1000 mbps

#### 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, 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

E

## Viewing Arrangements

Strictly by appointment

## Contact Details

Anthony House

Anthony Street

Stanley

County Durham

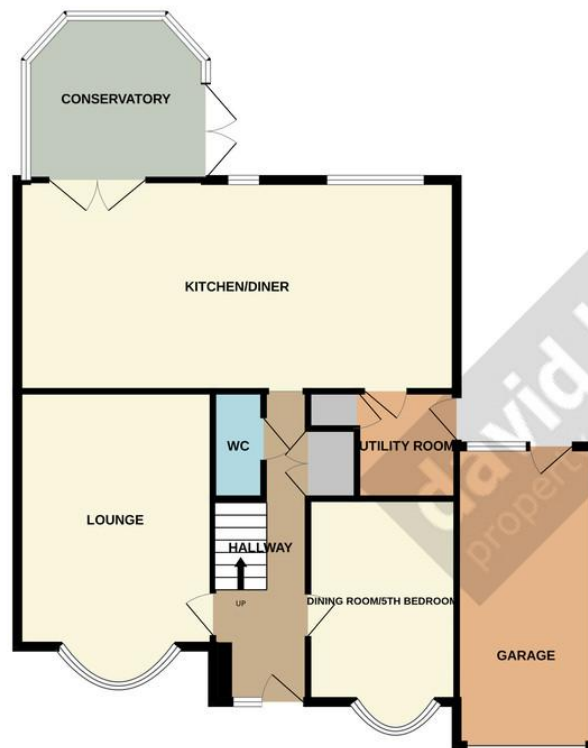
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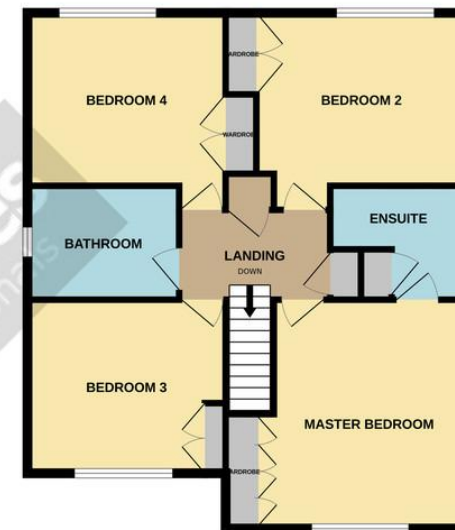
[info@davidbailes.co.uk](mailto:info@davidbailes.co.uk)

01207231111

GROUND FLOOR  
97.2 sq.m. (1046 sq.ft.) approx.



1ST FLOOR  
71.9 sq.m. (774 sq.ft.) approx.



TOTAL FLOOR AREA: 169.0 sq.m. (1820 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		
69-80	C		75 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

