

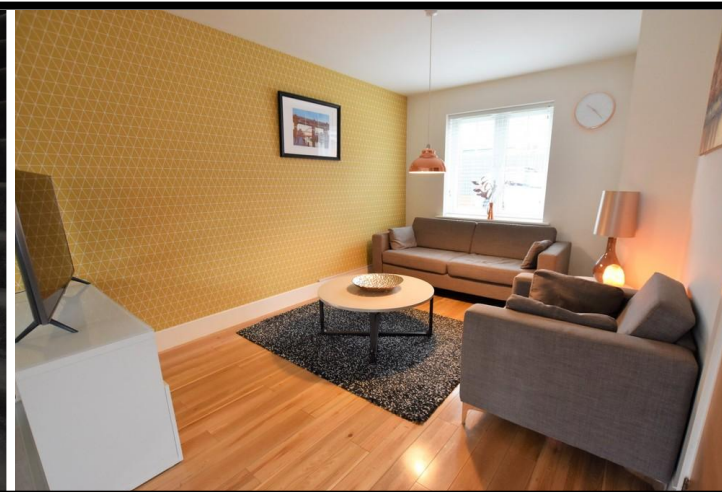


Acton Court | South Moor | Stanley | DH9 7EG

Those looking for the perfect family home should consider this lovely four bedroom detached house set with a cul-de-sac on a modern estate with no upper chain. The property is very well presented and has been re-configured to create a very usable space. The accommodation comprises a hallway, lounge, family room/kitchen/diner, utility room, cloakroom/WC. First floor landing, four bedrooms with the principle having an en-suite, family bathroom. To the front is a two car driveway and a detached double garage, to the rear is a landscaped south-facing garden with large pergola, decking, lawn and patio. Gas central heating, freehold, Council Tax band D, EPC rating C (79). Virtual tour available on our YouTube channel.

£250,000

- Modern detached family home
- 4 bedrooms (principle with en-suite)
- Landscaped south facing garden to the rear
- Detached double garage and driveway
- Lounge plus family room/kitchen/diner



Property Description

HALLWAY

12' 9" x 4' 9" (minimum) (3.90m x 1.47m) uPVC double glazed entrance door with matching side windows, laminate flooring, stairs to the first floor, single radiator, telephone point and doors leading to the lounge and family room/kitchen/diner.

LOUNGE

13' 8" x 12' 8" (4.18m x 3.87m) Bay window with uPVC double glazed windows, laminate flooring, double and single radiators, telephone point and satellite TV cables.

FAMILY ROOM (OFF KITCHEN/DINER)

12' 9" x 9' 9" (maximum) (3.90m x 2.98m) Laminate flooring, uPVC double glazed window, radiator and a TV aerial point.

KITCHEN/DINER

9' 10" x 22' 2" (3.02m x 6.78m) Laminate flooring, dining area with space for table, double radiator and uPVC double glazed French doors opening to the rear garden. Kitchen fitted with a

range of matt grey wall and base units with contrasting laminate worktops and tiled splash-backs with LED down lights. Integrated AEG and Zanussi appliances includes a fan assisted electric oven/grill, gas hob with four ring gas hob, concealed extractor fan over, fridge, freezer, dishwasher and microwave. Stainless steel sink with vegetable drainer and mixer tap, uPVC double glazed window, LED spotlights and a door leading to the utility room.

UTILITY ROOM

7' 11" x 5' 5" (2.42m x 1.66m) Fitted with matt grey wall and base units with contrasting laminate worktop and vinyl tiled splash-back. Plumbed for a washing machine, wall unit conceals the gas central heating boiler, single radiator, ceiling extractor, uPVC double glazed window and matching rear exit door. Door leads to the cloakroom/WC.

CLOAKROOM/WC

5' 3" x 3' 3" (1.61m x 1.66m) White suite with WC, half pedestal wash basin, tiled splash-backs, uPVC double glazed

window, large storage cupboard, single radiator, ceiling extractor fan and inset LED spotlights.

FIRST FLOOR

LANDING

uPVC double glazed window, airing cupboard housing the hot water tank, loft access hatch, single radiator and doors to the bedrooms and bathroom.

PRINCIPLE BEDROOM (TO THE FRONT)

14' 1" x 12' 9" (maximum) (4.30m x 3.90m) Fitted sliding wardrobe, uPVC double glazed window, single radiator, telephone point and a door leading to the en-suite.

EN-SUITE

6' 11" x 5' 7" (2.11m x 1.72m) White suite with a thermostatic shower, tiled splash-backs and glazed screens. Half-pedestal wash basin, WC, chrome towel radiator, ceiling extractor fan, shaver socket, uPVC double glazed window and LED

spotlights.

BEDROOM 2 (TO THE FRONT)

11' 8" (maximum) x 10' 9" (3.58m x 3.28m) uPVC double glazed window and a single radiator.

BEDROOM 3 (TO THE REAR)

11' 2" (maximum) x 10' 3" (maximum) (3.42m x 3.14m) uPVC double glazed window and a single radiator.

BEDROOM 4 (TO THE REAR)

6' 9" x 8' 7" (2.08m x 2.62m) uPVC double glazed window and a single radiator.

BATHROOM

6' 5" x 8' 4" (1.96m x 2.56m) White suite with panelled bath, thermostatic shower over with glazed screen, vanity wash basin with base storage, WC, tiled walls, chrome towel radiator, uPVC double glazed window, shaver socket, LED spotlights and a ceiling extractor fan.

EXTERNAL

TO THE FRONT

Open plan lawn, access to the rear garden.

DOUBLE GARAGE

18' 4" x 41' 0" (5.60m x 12.50m) A detached brick-built garage with twin up and over doors, power points, lighting and an external electric car charger. In front of the garage is a block-paved driveway providing side-by-side off-street parking for two vehicles

TO THE REAR

A landscaped south-facing rear garden with large composite decking, pergola with roll-up screens, feature lighting, built-in area to house a barbeque, cold water supply tap, lawn, gravelled patio, enclosed by timber fencing.

HEATING

Gas fired central heating via boiler and radiators.

GLAZING

Full uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating C (79). 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 D.

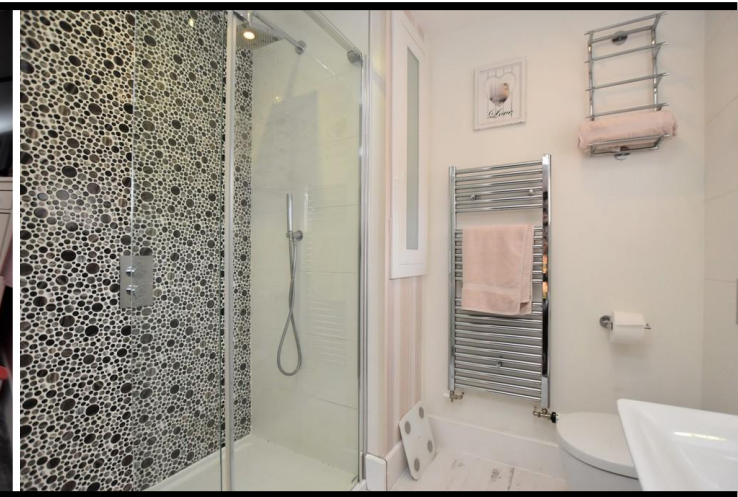
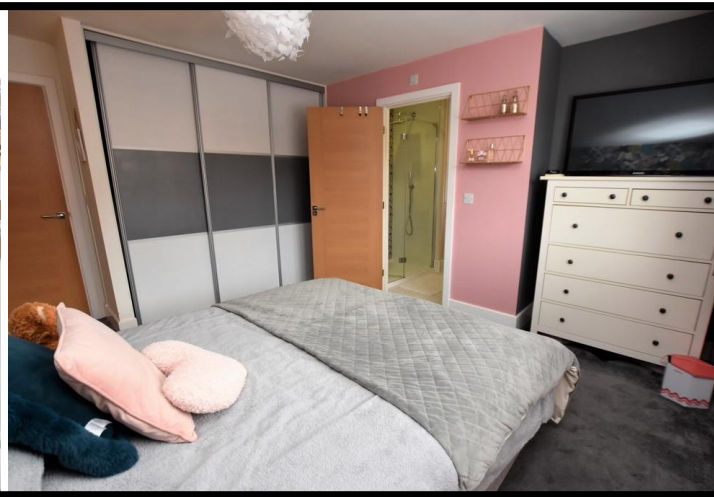
TENURE

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

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. If you would like to view the property please contact the office.





We may need to restrict the number of people within the property at one time and limit time of the viewing to 15 minutes. Please do not attend if you have recently shown symptoms of the Covid-19 virus.

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.

NEED A MORTGAGE?

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

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Stanley

County Durham

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GROUND FLOOR
65.2 sq.m. (701 sq.ft.) approx.

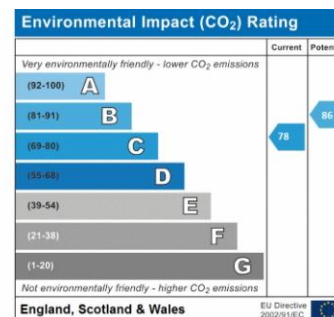
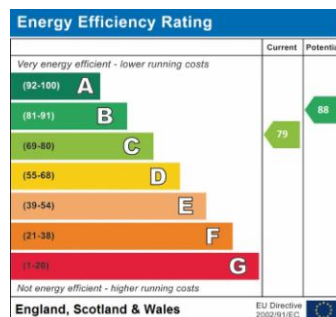


1ST FLOOR
63.8 sq.m. (686 sq.ft.) approx.



TOTAL FLOOR AREA : 128.9 sq.m. (1388 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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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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