



## Errington Drive | Tanfield Lea | Stanley | DH9 9PD

This is an immaculate and reconfigured four bedroom detached house overlooking countryside to the rear and must be viewed in person to appreciate the setting. The accommodation comprises a large driveway, private rear garden with summerhouse, hallway, lounge/diner, breakfasting kitchen, utility room, WC, first floor landing, four bedrooms and a stunning family bathroom. Gas combi central heating, uPVC double glazing, EPC rating D (58), freehold, Council Tax band C. 360 degree tour available on our website.

£260,000

- Immaculate, reconfigured 4-bedroom detached house
- Scenic countryside views to the rear
- Spacious driveway & private rear garden with summerhouse
- Interior includes: hallway, lounge/diner, breakfasting kitchen, utility room, WC
- First floor: four bedrooms & stunning family bathroom



## Property Description

### HALLWAY

13' 2" x 5' 9" (4.03m x 1.76m) Composite double glazed entrance door, uPVC double glazed frosted side window, laminate flooring, feature staircase with inset LED lighting and glazed panels, wall lights, column radiator, telephone point, doorway to the breakfasting kitchen and doors leading to the utility room and lounge/diner.

### LOUNGE/DINER

16' 0" (maximum) x 21' 7" (4.89m x 6.58m) Overlooking the rear garden and spanning the full width of the house. uPVC double glazed sliding patio door, matching window, TV aerial point, coving, two double radiators and twin glazed doors open to the breakfasting kitchen.

### BREAKFASTING KITCHEN

16' 6" x 7' 8" (5.04m x 2.35m) Fitted with a range of high gloss wall and base units with soft closing doors and drawers, contrasting laminate worktops, breakfast bar and tiled splash-

backs. Integrated fan assisted electric oven/grill, integrated microwave, electric induction hob with extractor canopy over. Inset sink with pull-out mixer tap, integrated fridge, freezer and dishwasher, laminate flooring, uPVC double glazed window and a doorway to the hallway.

### UTILITY ROOM

9' 11" x 7' 0" (3.03m x 2.15m) Fitted with a range of base units with contrasting laminate worktops and tiled splash-backs. Sink with mixer tap and soap dispenser, plumbed for a washing machine and space for additional appliances. uPVC double glazed window with matching side exit door, laminate flooring, and a sliding barn door to the WC.

### WC

2' 7" x 5' 10" (0.79m x 1.78m) WC, wash basin with base storage, WC, cupboard housing the gas combi central heating boiler, towel radiator and laminate flooring.

### FIRST FLOOR

#### LANDING

Loft access hatch and doors leading to the bedrooms and bathroom.

#### BEDROOM 1 (TO THE REAR)

12' 5" x 10' 11" (3.80m x 3.35m) uPVC double glazed window overlooking the rear garden and a single radiator.

#### BEDROOM 2 (TO THE REAR)

10' 5" x 10' 4" (3.19m x 3.15m) uPVC double glazed window overlooking the rear garden, single radiator and coving.

#### BEDROOM 3 (TO THE FRONT)

13' 1" x 7' 11" (4.00m x 2.43m) uPVC double glazed window and a double radiator.

#### BEDROOM 4 (TO THE SIDE)

6' 5" x 7' 6" (1.97m x 2.30m) uPVC double glazed window, laminate flooring and a single radiator.

#### BATHROOM

8' 3" x 10' 3" (2.54m x 3.14m) A white suite featuring a free-standing bath, separate glazed cubicle with thermostatic shower and tiled splash-backs. Pedestal wash basin, WC, uPVC double glazed windows, laminate flooring and a chrome towel radiator.

#### EXTERNAL

#### TO THE FRONT

Large block-paved driveway providing off-street parking for several vehicles, cold water supply tap, external lights and side access to the rear garden.

#### TO THE REAR

West-facing overlooking countryside with composite decking inset with LED lighting, steps lead to a paved patio, lawn, raised flower beds, twin external electric sockets, small garden shed plus summer house/larger storage shed. Enclosed by timber fencing.

#### HEATING

Gas fired central heating via combination boiler and radiators.

#### GLAZING

uPVC double glazing installed.

#### ENERGY EFFICIENCY

EPC rating D (58). 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 C.

#### BROADBAND SPEEDS

Average download speed of the fastest package currently available at this postcode is Ultrafast 10,000 Mbps. 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)





#### MINING

The property is located within a former mining area.

#### 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

C

## Viewing Arrangements

Strictly by appointment

## Contact Details

Anthony House

Anthony Street

Stanley

County Durham

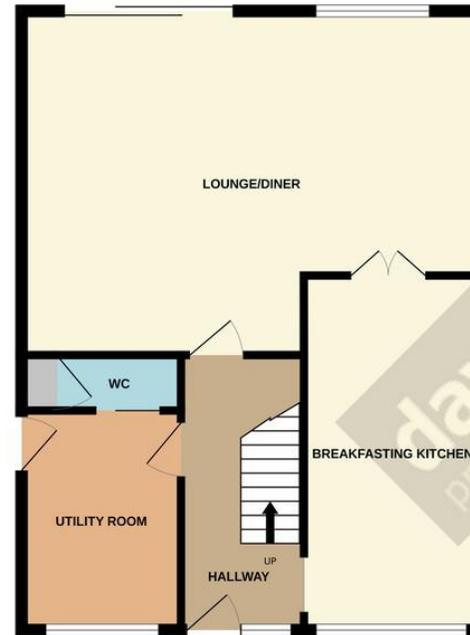
DH9 8AF

[www.davidbailes.co.uk](http://www.davidbailes.co.uk)

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

01207231111

GROUND FLOOR  
57.9 sq.m. (623 sq.ft.) approx.



1ST FLOOR  
51.2 sq.m. (551 sq.ft.) approx.



TOTAL FLOOR AREA : 109.1 sq.m. (1174 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		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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