



## The Mills | Dipton | Stanley | DH9 9JS

This superb four bedroom detached family home has recently been extensively refurbished and re-configured and is finished to a high standard with the advantage of no upper chain. Located at the end of a cul-de-sac the accommodation comprises an entrance hallway, lounge, kitchen/diner, utility room, ground floor WC, first floor landing, four bedrooms (master with en-suite) and a family bathroom. Integral garage, generous off-street parking and gardens to the front and rear. Gas combi central heating, uPVC double glazing, Council Taxband D, freehold tenure, EPC rating C (75). Virtual tour available.

**£259,950**

- Four-bedroom detached home, recently refurbished and re-configured to a high standard.
- No Upper Chain
- Generous sized plot
- Long block paved driveway & garden
- Rear lawn garden with patio area



## Property Description

### ENTRANCE PORCH

5' 10" x 5' 5" (1.78m x 1.67m) uPVC double glazed entrance door and matching windows, single radiator, laminate flooring, coving, stairs to the first floor and a door leading to the lounge.

### LOUNGE

12' 5" x 11' 9" (3.80m x 3.60m) uPVC double glazed window, double radiator, coving, TV aerial point, telephone points and a door leading to the kitchen/diner.

### KITCHEN/DINER

10' 2" x 18' 8" (3.11m x 5.71m) Fitted with a new range of wall and base units with soft closing doors and contrasting laminate worktops and tiled splash-backs. Integrated fan assisted electric oven/grill, induction hob with glass splash-back and extractor canopy over. Integrated fridge/freezer, built-in wine rack, inset sink with mixer tap, one double radiator and one

column radiator, storage cupboard, uPVC double glazed window and matching French doors open to the rear garden. LED spotlights, laminate flooring and a door leading to the utility room.

### UTILITY ROOM

6' 11" x 5' 4" (2.13m x 1.63m) Fitted laminate worktop with tiled splash-back, wall cupboard, plumbed for washing machine and space for dryer, gas combi central heating boiler, laminate flooring, uPVC double glazed side exit door, extractor fan, single radiator, uPVC double glazed side exit door and a door leading to the WC.

### WC

2' 11" x 5' 4" (0.89m x 1.63m) WC, wash basin, single radiator, laminate flooring, uPVC double glazed window and an extractor fan.

### FIRST FLOOR

#### LANDING

Loft access hatch, single radiator and doors leading to the bedrooms and bathroom.

#### MASTER BEDROOM (TO THE FRONT)

16' 4" x 9' 0" (5.00m x 2.75m) uPVC double glazed window, single radiator, TV and telephone points, loft access hatch with pull-down loft ladder and a door leading to the ensuite.

#### EN-SUITE

5' 6" x 5' 11" (1.70m x 1.82m) Newly installed fully tiled shower cubicle with electric shower, wash basin with base storage, WC, chrome towel radiator, uPVC double glazed window, part tiled walls, vinyl flooring and a spotlight incorporating an extractor fan.

#### BEDROOM 2 (TO THE FRONT)

10' 6" x 11' 8" (3.21m x 3.57m) uPVC double glazed window, single radiator, TV and telephone point and laminate flooring.

#### BEDROOM 3 (TO THE REAR)

10' 10" x 7' 2" (3.31m x 2.20m) Three double glazed Velux windows and a single radiator.

#### BEDROOM 4 (TO THE REAR)

10' 10" x 8' 8" (3.31m x 2.66m) Two double glazed Velux windows and a single radiator.

#### BATHROOM

7' 8" x 7' 7" (2.36m x 2.33m) Newly installed panelled bath, separate thermostatic shower in glazed cubicle, wash basin with base storage, WC, tiled splash-backs, vinyl flooring, double glazed Velux window, chrome towel radiator and a spotlight incorporating an extractor fan.

#### GARAGE

16' 6" x 8' 5" (5.03m x 2.58m) Integral single garage with up and over door, lighting installed.

#### TO FRONT

A long block-paved driveway to accommodate several vehicles, lawn garden enclosed by a brick wall. and wrought iron twin gates, twin electric sockets. Access path leading to the rear garden from both sides.

#### TO REAR

Raised paved patio extending the full width, steps lead to a good-sized lawn garden with timber fence and brick wall boundary..

#### HEATING

Gas fired central heating via combination boiler and radiators.

#### GLAZING

Full double glazing installed.

#### ENERGY EFFICIENCY

EPC rating C (75). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

#### COUNCIL TAX

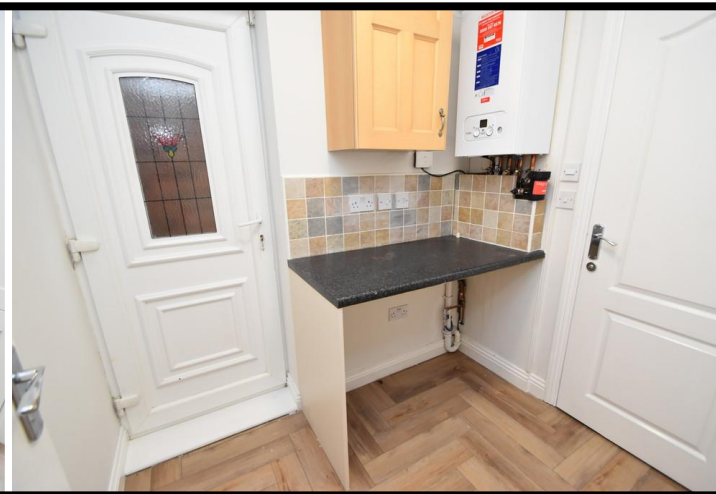
The property is in Council Tax band D.

#### 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. 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

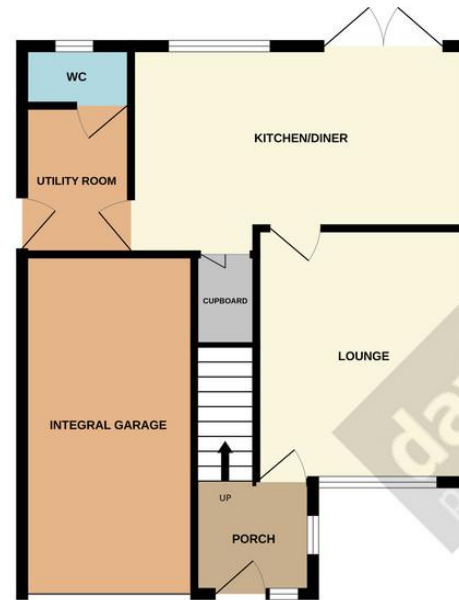
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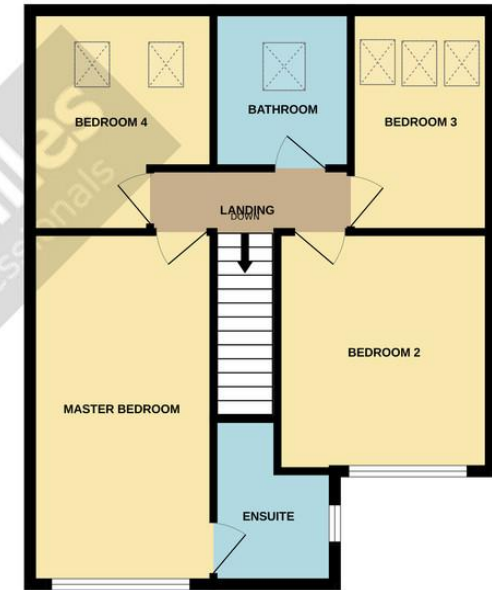
[info@davidbailes.co.uk](mailto:info@davidbailes.co.uk)

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GROUND FLOOR  
51.1 sq.m. (550 sq.ft.) approx.

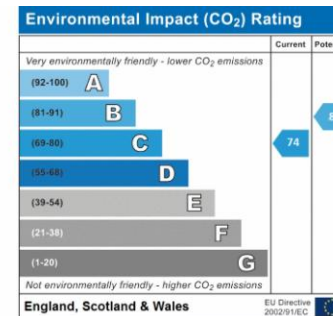
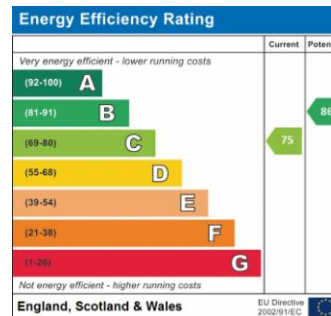


1ST FLOOR  
55.3 sq.m. (595 sq.ft.) approx.



TOTAL FLOOR AREA : 106.4 sq.m. (1145 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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