

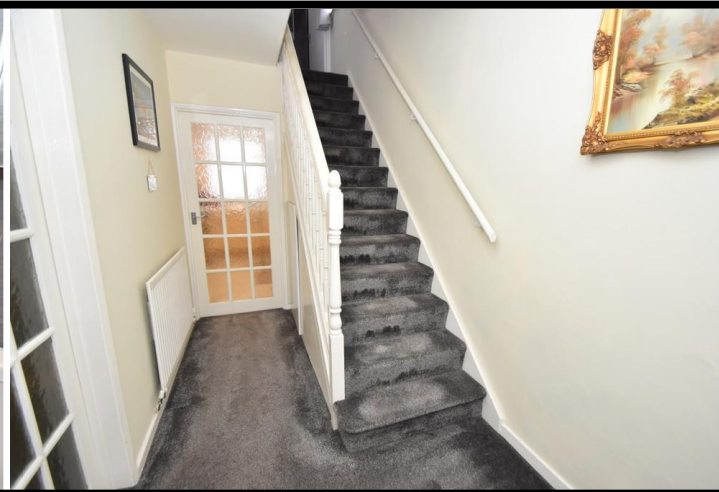


## Durham Road | South Stanley | Co. Durham | DH9 6QY

Enhanced by the current owners, this three-bedroom semi-detached house boasts an array of sought-after features, making it an ideal home for families. Enjoy the ease of low maintenance patio gardens. Secure parking provided by driveway for several vehicles. Recent enhancements include professional re-pointing and rendering, a newly installed central heating boiler, and a practical, partially boarded loft complete with access ladder. The ground floor layout features a welcoming hallway, a cosy lounge, a separate dining room perfect for entertaining, a well-appointed kitchen, a utility room for extra convenience, and a handy WC. Upstairs comprises a landing area leading to three bedrooms—each featuring built-in storage—and a neatly presented bathroom. Additional storage solutions provided by a large brick tool shed, gas combi central heating, uPVC double glazing, freehold, Council Tax band A, EPC rating D (66). Virtual tours available on our website.

£117,500

- Semi-detached house
- Three bedrooms
- Secure off-street parking and low maintenance garden
- Lounge and separate dining room
- Kitchen, utility and ground floor WC



## Property Description

### HALLWAY

12' 6" x 6' 1" (3.83m x 1.86m) Composite double glazed entrance door, uPVC double glazed side window, telephone point, stairs to the first floor with cupboard beneath, single radiator and glazed doors to the lounge and kitchen.

### LOUNGE

12' 5" x 12' 11" (3.80m x 3.95m) Feature electric fire, uPVC double glazed window, single radiator, TV aerial and a glazed door to the dining room.

### DINING ROOM

9' 6" x 10' 5" (2.91m x 3.18m) Storage cupboard, uPVC double glazed window and a single radiator.

### KITCHEN

11' 2" x 8' 6" (3.42m x 2.60m) Fitted with a range of wall and base units with soft-closing mechanisms, laminate worktops and tiled splash-backs. Integrated electric oven/grill, inset gas

hob with an extractor canopy over. Inset sink with vegetable drainer and mixer tap. Additional built-in storage cupboard, uPVC double glazed window, single radiator and a glazed door leading to the utility room.

### UTILITY ROOM

7' 10" x 5' 10" (2.40m x 1.80m) Base unit housing space and plumbing for a washing machine, laminate worktop, space for a fridge/freezer, single radiator, uPVC double glazed window, door leading to the cloakroom/WC and a side uPVC double glazed exit door.

### CLOAKROOM/WC

5' 2" x 5' 10" (1.58m x 1.80m) WC, wash basin with base storage, tiled splash-back, single radiator, uPVC double glazed window, wall mounted soap dispenser and a loft access hatch.

### FIRST FLOOR

#### LANDING

8' 4" x 6' 0" (2.55m x 1.85m) uPVC double glazed window, loft access hatch with pull-down ladder (part boarded with light), cupboard and doors leading to the bedrooms and bathroom.

#### BEDROOM 1 (TO THE FRONT)

12' 4" x 10' 9" (3.78m x 3.30m) Fitted wardrobes, additional storage cupboard, uPVC double glazed window and a single radiator.

#### BEDROOM 2 (TO THE REAR)

10' 0" x 11' 1" (3.05m x 3.38m) Built-in storage cupboard, uPVC double glazed window, single radiator and a TV aerial cable.

#### BEDROOM 3 (TO THE FRONT)

Fitted wardrobes, additional storage cupboard, uPVC double glazed window and a single radiator.

## BATHROOM

5' 7" x 8' 0" (1.71m x 2.46m) A white suite featuring a P-shaped panelled bath with glazed screen and electric shower over. Wash basin with base storage, WC, PVC panelled walls and ceiling, chrome towel radiator, LED spotlights and uPVC double glazed windows.

## EXTERNAL

### TO THE FRONT

Low maintenance block paved patio enclosed by timber fence and hedging. Side gate leads to the rear.

### TO THE SIDE & REAR

Low maintenance garden with block paving enclosed by timber fencing. To the side is an attached brick-built tool shed measuring 1.54m x 2.00m with cold water supply tap. Pathway leads to the rear.

## HEATING

Gas fired central heating via combination boiler and radiators.

## GLAZING

uPVC double glazing installed.

## ENERGY EFFICIENCY

EPC rating D (66). 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 A.

## BROADBAND SPEEDS

According to Ofcom average download speed of the fastest package currently available at this postcode is Ultrafast 1000 Mbs. 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.

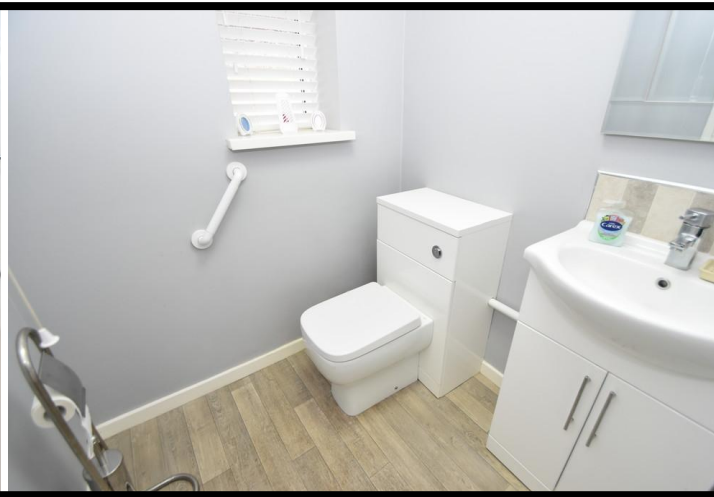
## MOBILE PHONE COVERAGE

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

## 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

A

## 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)

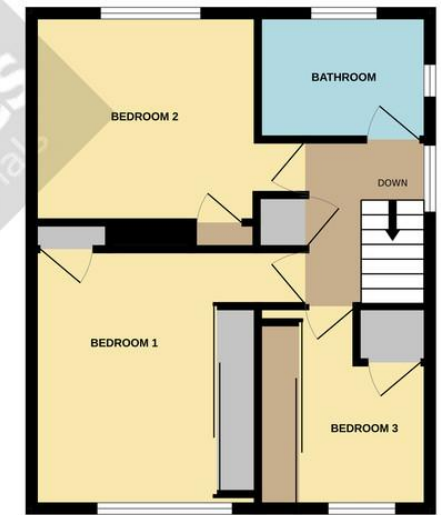
[info@davidbailes.co.uk](mailto:info@davidbailes.co.uk)

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GROUND FLOOR  
50.7 sq.m. (546 sq.ft.) approx.



1ST FLOOR  
41.5 sq.m. (446 sq.ft.) approx.



TOTAL FLOOR AREA : 92.2 sq.m. (992 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	66 D	
39-54	E		
21-38	F		
1-20	G		

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