



Ballater Close | East Stanley | Co. Durham | DH9 6UN

This delightful three-bedroom family home is situated on a sought-after cul-de-sac within the Burnside estate in East Stanley, and is offered with freehold ownership. It features a contemporary kitchen and bathroom, solar panels generating an annual income, along with a garage, off-road parking, and a spacious rear garden. The property includes a porch, hallway, a living room which opens to a kitchen/diner, garden room, and a utility room. Upstairs, there is a landing, three bedrooms (each with built-in storage), and a family bathroom with WC. The home benefits from gas combi central heating, uPVC double glazing, and an EPC rating C (78). It falls under Council Tax band B. Virtual tours are available for prospective buyers.

£190,000

- Desirable three-bedroom family home in East Stanley.
- Spacious rear garden.
- Features a modern kitchen and bathroom.
- Benefits from solar panels providing annual income.
- Includes a garage and off-road parking.



Property Description

PORCH

3' 9" x 5' 8" (1.15m x 1.73m) Composite double glazed entrance door, uPVC double glazed windows, double radiator and a glazed door with side window leading to the hallway.

HALLWAY

5' 0" x 5' 10" (1.53m x 1.78m) Stairs to the first floor, double radiator and a door to the lounge.

LOUNGE

13' 6" (maximum) x 15' 2" (maximum) (4.13m x 4.64m) Wall mounted electric fire with remote, feature tiled recesses, uPVC double glazed window, under-stair storage cupboard, two double radiators and a large opening to the kitchen/diner.

KITCHEN/DINER

8' 6" x 18' 3" (2.60m x 5.57m) LVT flooring, space for a dining table, uPVC double glazed sliding patio doors open to the garden room, double radiator. The kitchen is fitted with a

contemporary range of high gloss wall and base units with soft closing doors and drawers plus tiled splash-backs and contrasting laminate worktops extending to form a breakfast bar. Integrated NEFF fan assisted oven/grill, induction hob with glass splash-back and extractor canopy over, sink with pull-out mixer tap, uPVC double glazed window, space for an American style fridge/freezer, LED spotlights and a door to the utility room.

GARDEN ROOM

10' 5" x 8' 11" (3.18m x 2.72m) A former conservatory which has had an insulated installed to create a lovely garden room. uPVC double glazed windows and door, double radiator and wall light.

UTILITY ROOM

6' 0" x 7' 7" (1.85m x 2.33m) LVT flooring laminate worktop and upturn, wall cabinets, plumbed for a washing machine, space for a tumble dryer, single radiator, uPVC double glazed window with matching door to the rear garden. Door to the

attached garage.

FIRST FLOOR

LANDING

8' 6" x 6' 1" (2.60m x 1.86m) Airing cupboard, uPVC double glazed window, loft access hatch and doors leading to the bedrooms and bathroom.

BEDROOM 1 (TO THE FRONT)

10' 11" x 9' 6" (3.35m x 2.90m) Fitted wardrobe with sliding doors, uPVC double glazed window and a double radiator.

BEDROOM 2 (TO THE REAR)

8' 6" x 9' 6" (2.61m x 2.90m) Fitted wardrobe with sliding doors, uPVC double glazed window and a double radiator.

BEDROOM 3 (TO THE FRONT)

8' 0" x 6' 11" (2.44m x 2.13m) Fitted wardrobes, uPVC double glazed window and a double radiator.

BATHROOM

5' 5" x 8' 3" (1.66m x 2.53m) A beautiful white suite featuring a free-standing bath, separate glazed cubicle with thermostatic shower, wash basin with base storage, WC, fully tiled walls and floor, chrome towel radiator, uPVC double glazed window, heated LED mirror, inset LED spotlights and an extractor fan.

GARAGE

16' 8" x 7' 7" (5.10m x 2.33m) An attached single garage with electric roller door, power points, lighting, wall mounted gas combi central heating boiler and a rear door to the utility room.

EXTERNAL

TO THE FRONT

Block-paved patio and driveway to garage providing off-street parking for several vehicles.

TO THE REAR

Paved patio, cold water supply tap, external light, artificial lawn

and an additional base patio. Enclosed by mature hedges and fence.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating C (78). Please speak to a member of staff for a copy of the full Energy Performance Certificate. Please note the property has solar panels installed which are owned outright and provide an income to the homeowner. In 2024 the total return was £2076.

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 B.

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)

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, 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

B

Viewing Arrangements

Strictly by appointment

Contact Details

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GROUND FLOOR
65.2 sq.m. (702 sq.ft.) approx.



1ST FLOOR
38.7 sq.m. (417 sq.ft.) approx.



TOTAL FLOOR AREA: 103.9 sq.m. (1119 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		87 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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