



## Wooler Drive | Middle Farm | Stanley | DH9 6FG

This family home is well proportioned with five bedrooms (four double) and master with en-suite shower room, there is a large dining kitchen as well as a good-sized level rear garden. The property is in a great location on a popular estate with woodland to the rear and has an integral garage plus parking for at least two cars. Available as a freehold, EPC rating B (83), Council Tax band D and warmed by gas combi central heating. This is a well presented, immaculate home.

**£259,950**

- Well-proportioned family home offering 5 bedrooms
- Comfortable lounge featuring a stylish feature wall and fire
- Spacious open-plan kitchen/diner with integrated appliances.
- French doors from the dining area open onto a level rear garden
- Integral garage and driveway





## Property Description

### HALLWAY

16' 7" x 6' 5" (5.06m x 1.96m) Composite double glazed entrance door, porcelain tiled floor, stairs to the first floor with storage area beneath, wall mounted room thermostat and doors lead to the lounge, garage and kitchen/diner.

### LOUNGE

15' 1" x 10' 5" (4.60m x 3.18m) Feature media wall with contemporary electric fire with colour changing mode and remote control. uPVC double glazed window, porcelain tiled floor, double radiator, TV and telephone points.

### KITCHEN/DINER

9' 10" x 20' 5" (3.0m x 6.24m) The kitchen is fitted with a range of high-gloss wall and base units finished in white with contrasting laminate worktops, upturns and tiled splash-backs. Integrated fan assisted electric oven/grill, four ring gas hob with concealed extractor fan over. Other integrated appliances include a dishwasher, fridge and freezer. Inset stainless steel

sink with vegetable drainer and mixer tap, uPVC double glazed window, door to the utility and porcelain tiled floor extends into the dining area. uPVC double glazed French doors open to the rear garden and there is a double radiator.

### UTILITY ROOM

6' 5" x 5' 4" (1.97m x 1.65m) High gloss wall and base units with contrasting laminate worktop and upturn. Plumbed for a washing machine, concealed wall mounted gas combi central heating boiler, porcelain tiled floor, single radiator, composite double glazed rear exit door to garden and a door leads to the WC.

### WC

3' 0" x 5' 4" (0.93m x 1.65m) WC, wash basin with tiled splash-back, single radiator, uPVC double glazed frosted window and porcelain floor.

## FIRST FLOOR

### LANDING

Laminate flooring, loft access hatch and doors leading to the bedrooms and bathroom.

### MASTER BEDROOM (TO THE FRONT)

13' 3" x 10' 5" (4.06m x 3.20m) uPVC double glazed window, double radiator and a door to the en-suite.

### EN-SUITE

7' 7" x 4' 6" (2.32m x 1.38m) Thermostatic shower with tiled slash-backs and glazed door and screen. Pedestal wash basin, WC, towel radiator, uPVC double glazed frosted window and wall extractor fan.

### BEDROOM 2 (TO THE FRONT)

10' 7" x 11' 4" (3.24m x 3.47m) uPVC double glazed window, storage cupboard and single radiator.

#### BEDROOM 3 (TO THE REAR)

10' 2" x 9' 3" (3.11m x 2.82m) uPVC double glazed window and a single radiator.

#### BEDROOM 4 (TO THE REAR)

11' 9" (maximum) x 10' 0" (maximum) (3.60m x 3.05m) uPVC double glazed window and a single radiator.

#### BEDROOM 5/STUDY

6' 11" x 7' 1" (2.12m x 2.17m) uPVC double glazed window and a single radiator.

#### BATHROOM

5' 6" x 9' 3" (1.68m x 2.82m) A white suite with panelled bath, electric shower over, glazed screen and tiled splash-backs. Pedestal wash basin, WC, towel radiator, uPVC double glazed frosted window and a ceiling extractor fan.

#### EXTERNAL

##### GARAGE

16' 4" x 9' 1" (5.00m x 2.77m) integral single garage with up and over door, power points, lighting and an internal side door to the hallway.

##### TO THE FRONT

Two car driveway, open lawn and shrubs, side path and gate leads to the rear.

##### TO THE REAR

Paved patio, lawn, mature flower beds, cold water supply tap, rear gate, enclosed by timber fence.

#### HEATING

Gas fired central heating via combination boiler and radiators.

#### GLAZING

uPVC double glazing installed.

#### ENERGY EFFICIENCY

EPC rating B (83). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

#### SECURITY

Infra-red alarm installed.

#### COUNCIL TAX

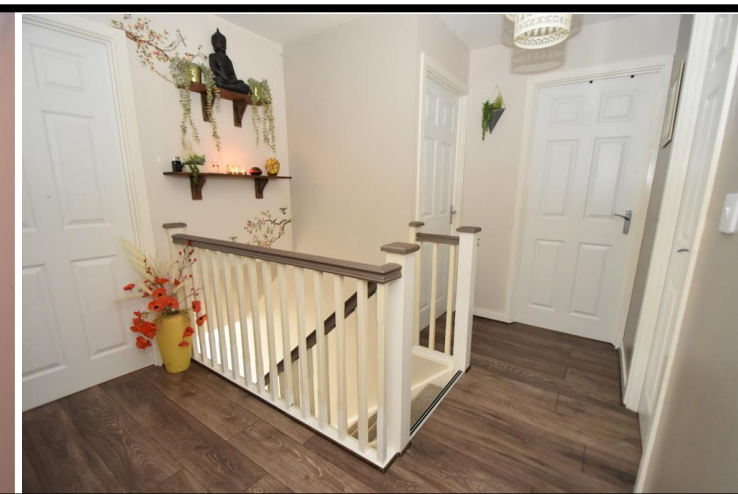
The property is in Council Tax band D.

#### TENURE

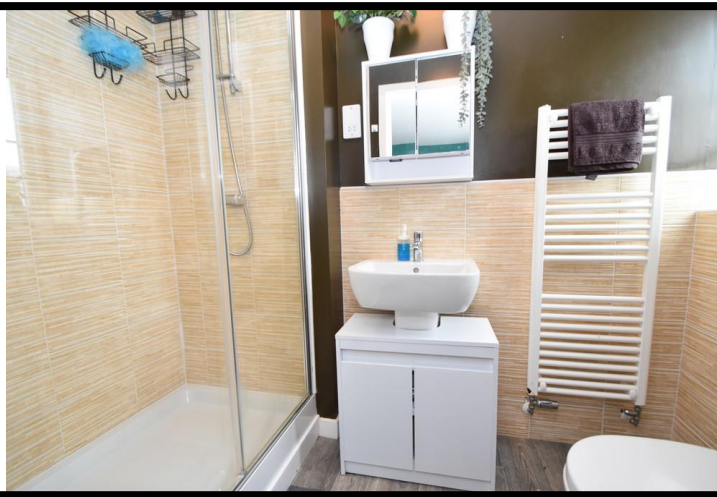
We understand that the property is freehold. We would recommend that any purchaser has this confirmed by their legal advisor.

#### MINING

The property is located within a former mining area.







#### BROADBAND SPEEDS AVAILABLE

Broadband speed available according to Ofcom

Broadband (estimated speeds)

Standard	9 mbps
Superfast	-
Ultrafast	10000 mbps

#### MOBILE PHONE COVERAGE

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

#### UTILITIES

The property is connected with a mains gas, water and electricity supply and is connected to the mains drainage.

#### MAINTENANCE CHARGES

There is an annual service charge contribution towards maintaining the communal areas of the estate which for the current year is £101 (Jan – Dec) and can be paid as a lump sum, or by monthly standing order.

#### 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

D

## Viewing Arrangements

Strictly by appointment

## Contact Details

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County Durham

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

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GROUND FLOOR  
63.2 sq.m. (680 sq.ft.) approx.



1ST FLOOR  
62.9 sq.m. (677 sq.ft.) approx.



TOTAL FLOOR AREA: 126.1 sq.m. (1358 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		92 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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