



## Barnhill | Stanley | Co. Durham | DH9 8AN

This beautifully presented 3 bed end-terraced home combines a stylish blend of contemporary and traditional features, finished to an exceptional standard. Ideally located within walking distance of Stanley town centre, the property enjoys picturesque views of Oakey Park to the front. Perfect for those needing extra storage, the house boasts a generously sized basement. Inside, the deceptively spacious layout includes two open-plan reception rooms with charming feature fireplaces, and a modern fitted kitchen equipped with integrated appliances. Upstairs, you'll find a stunning bathroom suite featuring a walk-in shower and a free-standing roll-top bath, a main bedroom with a feature fireplace, a second double bedroom, and a single bedroom. Early viewing is highly recommended to appreciate all this home has to offer. Freehold. EPC rating D (60). Council Tax Band B (£1,891). Virtual tours available.

£169,950

- Beautifully presented 3 bedroom end-terraced home.
- Stylish blend of contemporary and traditional features inc. log burner
- Within walking distance of Stanley town centre.
- Picturesque views of Oakey Park to the front.
- Generously sized basement for extra storage.



## Property Description

### ENTRANCE LOBBY

A double glazed composite door from the front garden opens to the lobby with picture rail, flooring and part-glazed wooden door and decorative side panel glass to the hallway.

### HALLWAY

flooring continues into the hallway with a period style column radiator, dado and picture rails, archway with sculpted corbels, newel post and spindle staircase to the first floor. Doors lead to the lounge and dining room.

### DINING ROOM

14' 1" x 14' 9" (maximum) (4.30m x 4.50m) Inglenook fireplace with feature log-burning stove set on a tiled hearth, column radiator and four panel yellow openings to the kitchen.

### LOUNGE

14' 1" x 12' 11" (4.30m x 3.96m) A lovely bright room with a large bay with uPVC double glazed windows with views over

Oakey Park, wooden fire surround with a cast iron open fireplace, inset tiled inlay and hearth, moulded corning to the ceiling and picture rail, column radiator, stripped pine floorboards.

### KITCHEN

7' 8" x 17' 7" (2.35m x 5.37m) A spacious room fitted with a contemporary range of wall and base units finished in high gloss grey. Complimentary worktops with matching up stands, integrated appliances including an electric oven with matching hob and extractor over, dishwasher, washing machine, fridge and freezer, black sink and drainer with matching swan neck mixer tap, inset ceiling spot lighting, tall column radiator, uPVC double glazed door and two windows overlook the rear yard, tiled flooring extends into the inner passageway to provide access in the basement.

### BASEMENT

17' 1" x 12' 7" (5.21m x 3.84m) Concrete steps lead down from the passageway off the kitchen to a useful multi-functioning

storage room.

### FIRST FLOOR

#### LANDING

Half landing with newel post and spindle staircase leading to the main landing, feature colour stain glass ceiling window with light in the loft to illuminate the glass at night, built-in storage cupboard housing the gas combi central heating boiler. Dado rail and doors lead to the bedrooms and bathroom.

#### BEDROOM 1 (TO THE FRONT)

14' 4" x 11' 1" (4.39m x 3.39m) Feature fireplace with wood fire surround, column radiator, uPVC double glazed window overlooking Oakey Park.

#### BEDROOM 2 (TO THE REAR)

13' 0" x 11' 6" (3.97m x 3.52m) Column radiator, uPVC double glazed fire escape window and shelving to alcove.

### BEDROOM 3 (TO THE FRONT)

11' 1" x 6' 7" (3.40m x 2.03m) Column radiator and a uPVC double glazed window.

### BATHROOM

7' 10" x 6' 3" (2.40m x 1.93m) A stylish bathroom suite finished with a free-standing roll-top bath, pedestal sink and close couple WC, shower enclosure with thermostatic shower and attractive tiled splash-backs, tiled flooring and skirting, tall column radiator, Velux window, ceiling spot lighting.

### EXTERNAL

#### TO THE FRONT

Steps to the front door with a small garden area. There is a larger grass area to the front of the house owned and maintained by the council. The previous owners did make a formal request to purchase this land from the council in March 2016 and were offered this at a cost of £3,220 plus a processing fee of £200, survey fee, councils legal costs and

change of use fee of £385 at that time. The land could be used as an enclosed garden or as a driveway with access via the Oakey Park track, subject to permission from the council for change of use.

#### TO THE REAR

Concrete yard enclosed by brick walls with fencing and wooden access gate to the lane.

### PARKING

On-street parking is available at the rear of the property, but the additional option of purchasing the front land from the council and apply for change of use for a driveway, which is subject to their approval.

### HEATING

Gas fired central heating via combination boiler and radiators.

### GLAZING

uPVC double glazing installed.

### ENERGY EFFICIENCY

EPC rating D (60). 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 B (£1,891).

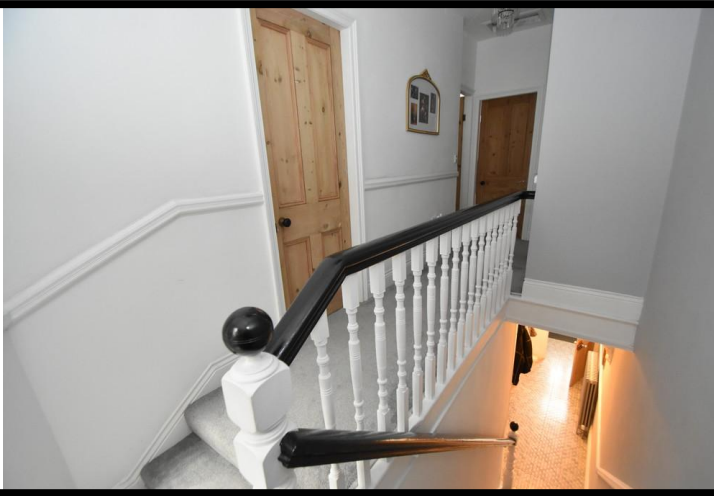
### UTILITIES

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

### BROADBAND AVAILABILITY

Basic 18 Mbps, Super fast 80 Mbps, Ultra fast 1000 Mbps





#### MOBILE COVERAGE

EE (Good), Vodafone (Good), Three (Good), 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

Anthony House

Anthony Street

Stanley

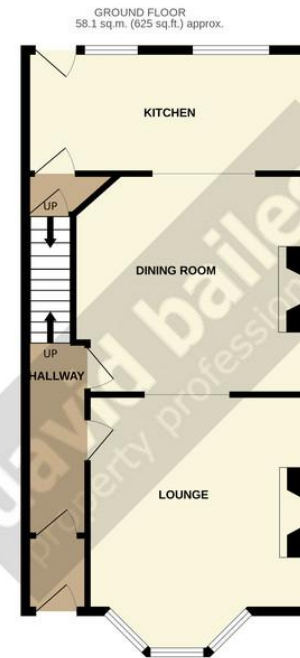
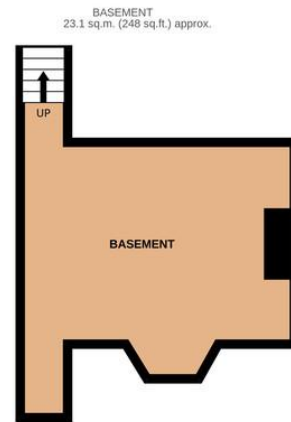
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TOTAL FLOOR AREA : 131.5 sq.m. (1415 sq.ft.) approx.

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		83 B
69-80	C		
55-68	D	60 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

