

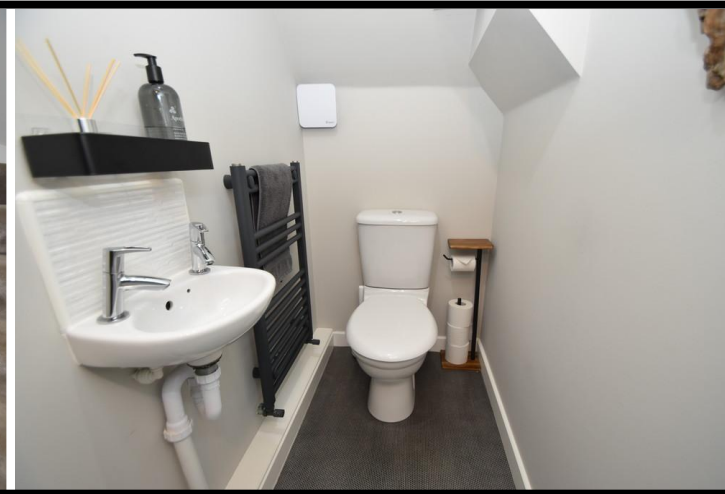


Kershope Walk | The Middles | Stanley | DH9 6BZ

This is an upgraded and impressive four bedroom detached house tucked away within a modern development overlooking woodland and is well worth taking a closer look. Comprising a hallway, lounge, study, WC, kitchen/diner and a utility room finishes off the ground floor. To the first floor are four bedrooms, one with an en-suite and a family bathroom. Secluded garden, driveway and garage. Gas central heating, uPVC double glazing, freehold, Council Tax band D. EPC rating C (78). Virtual tours available on our website.

£235,000

- Superb contemporary detached house
- 4 bedrooms (master with en-suite)
- Garage and off-street parking
- Gardens
- Lounge, study and kitchen/diner



Property Description

HALLWAY

13' 7" x 3' 4" (4.15m x 1.03m) Composite double glazed entrance door, single radiator, stairs to the first floor, wall mounted Nest smart thermostat/central heating programmer, hard-wired smoke alarm and doors leading to the study, WC, lounge and kitchen/diner.

STUDY

6' 10" x 6' 2" (2.10m x 1.88m) uPVC double glazed window, single radiator and a telephone point.

WC

3' 1" x 4' 8" (0.94m x 1.44m) WC, wash basin with tiled splash-back, towel radiator, and a wall mounted extractor fan.

LOUNGE

13' 3" x 10' 7" (4.06m x 3.23m) uPVC double glazed window, single radiator, TV aerial and telephone points.

KITCHEN/DINER

12' 0" (maximum) x 20' 9" (maximum) (3.68m x 6.35m) A generous room with space for a large dining table with uPVC folding patio doors which open to the rear garden. The kitchen is fitted with a range of wall and base units with soft closing doors and drawers with contrasting quartz worktops and tiled splash-backs. Integrated appliances including a fan assisted oven/grill, microwave combi oven, inset five ring gas hob, extractor canopy and a dishwasher. Sink, mixer tap with pull-out hose and a uPVC double glazed window over. Door leads to the side utility room.

UTILITY ROOM

5' 4" x 6' 0" (1.63m x 1.83m) Fitted wall and base units with soft closing doors and contrasting quartz worktops and tiled splash-backs. Plumbed for a washing machine and also space for a tumble dryer, inset stainless steel sink with mixer tap, concealed wall mounted central heating boiler and a side exit door.

FIRST FLOOR

LANDING

uPVC double glazed window, storage cupboard, loft access hatch, hard-wired smoke alarm and doors leading to the bedrooms and bathroom.

MASTER BEDROOM (TO THE FRONT)

12' 7" x 10' 2" (3.86m x 3.12m) Fitted wardrobe with sliding mirrored doors, uPVC double glazed window, single radiator, telephone point and a door leading to the ensuite.

ENSUITE

4' 6" x 7' 6" (1.38m x 2.30m) Thermostatic shower with tiled splash-backs within a glazed enclosure, pedestal wash basin with wall cabinet, WC, towel radiator, uPVC double glazed window and a ceiling mounted extractor fan.

BEDROOM 2 (TO THE REAR)

10' 10" x 7' 6" (3.32m x 2.30m) uPVC double glazed window

and a single radiator.

BEDROOM 3 (TO THE REAR)

12' 4" x 6' 9" (3.77m x 2.06m) uPVC double glazed window and a single radiator.

BEDROOM 4 (TO THE FRONT)

7' 1" x 8' 11" (2.16m x 2.74m) uPVC double glazed window and a single radiator.

BATHROOM

5' 10" x 6' 0" (1.80m x 1.84m) A white suite featuring a panelled bath with hand held shower fitment, tiled splash-backs, pedestal wash basin, WC, uPVC double glazed window and a ceiling extractor fan.

EXTERNAL

TO THE FRONT

Lawn garden partially enclosed by mature Laurel hedges.

Side path and gate lead to the rear. Beyond the boundary is a public footpath, green and woodland.

TO THE REAR

A south facing garden with paved pathways and patio, lawn, raised planters, cold water supply tap. Enclosed by timber fencing and exit gate..

GARAGE & PARKING

17' 5" x 8' 8" (5.33m x 2.65m) The property is accessed from the rear via a shared driveway with the neighbouring property. There is a driveway with space for two vehicles in front of a detached single garage in a block of two with roller door, power points and lighting.

HEATING

Gas fired central heating via 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.

COUNCIL TAX

The property is in Council Tax band D (£2,431 P.A.).

TENURE

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

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.





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

D

Viewing Arrangements

Strictly by appointment

Contact Details

Anthony House

Anthony Street

Stanley

County Durham

DH9 8AF

www.davidbailes.co.uk

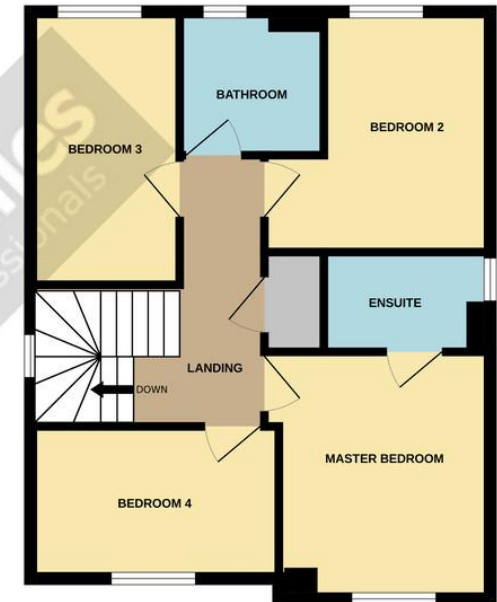
info@davidbailes.co.uk

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GROUND FLOOR
50.3 sq.m. (541 sq.ft.) approx.



1ST FLOOR
50.1 sq.m. (539 sq.ft.) approx.



TOTAL FLOOR AREA : 100.4 sq.m. (1081 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		89 B
69-80	C	78 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

