

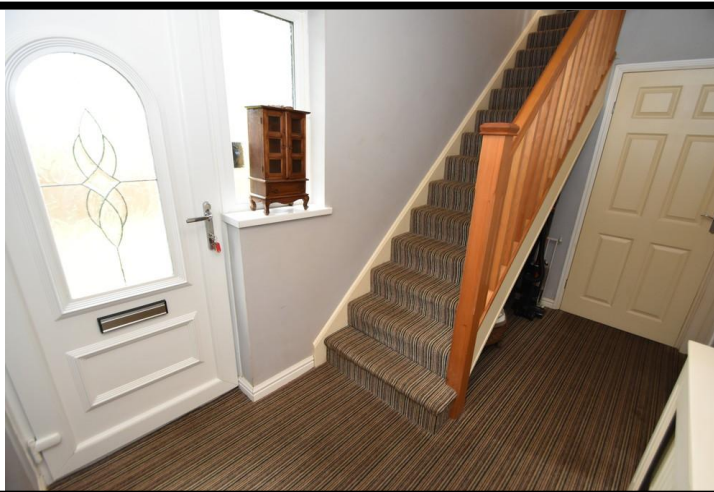


Hollyhill Gardens East | South Stanley | Co. Durham | DH9 6PG

A three bedroom semi-detached house with large South West facing rear garden. The well presented accommodation comprises a hallway, lounge/diner, kitchen, utility room, cloakroom/WC, first floor landing, three bedrooms and a bathroom. Gardens to front and rear plus attached brick tool shed, on-street parking. Gas combi central heating, uPVC double glazing, freehold, Council Tax band A, EPC rating D (68). Walk-through and 360 degree tours available on our website.

£97,950

- Semi-detached house
- 3 bedrooms
- Large rear South West facing garden
- Well presented
- Lounge/diner, kitchen, utility, cloakroom, 3 beds and bathroom



Property Description

HALLWAY

6' 0" x 13' 3" (1.84m x 4.06m) uPVC double glazed entrance door with matching side window, stairs to the first floor, double radiator with cover, telephone point and doors leading to the lounge/diner and kitchen.

LOUNGE/DINER

12' 8" x 24' 6" (3.87m x 7.47m) Overlooking the rear garden with a fire surround, electric fire, laminate flooring, uPVC double glazed French doors and matching window, two double radiators, TV aerial and telephone points.

KITCHEN

8' 6" x 10' 9" (2.60m x 3.28m) Fitted with a range of Shaker style wall and base units with contrasting laminate worktops and tiled splash-backs, integrated fan assisted electric oven/grill, four ring gas hob with extractor canopy over. Stainless steel sink with mixer tap, laminate flooring, uPVC double glazed windows, laminate flooring and a door leading to

the utility room.

UTILITY ROOM

8' 3" x 6' 2" (2.53m x 1.90m) Base storage cupboard, laminate worktop and tiled splash-back, plumbed for a washing machine and space for a tumble dryer, laminate flooring, double radiator, coving, uPVC double glazed window, matching side exit door to garden and a door to the cloakroom/WC.

CLOAKROOM/WC

5' 2" x 6' 2" (1.60m x 1.90m) WC, wash basin with base storage and tiled splash-back, laminate flooring, uPVC double glazed window, chrome towel radiator and a loft access hatch.

FIRST FLOOR

LANDING

6' 4" x 8' 10" (1.95m x 2.71m) Airing cupboard housing the gas combi central heating boiler, uPVC double glazed window, loft access hatch with pull-down ladder, part boarded for storage

and doors leading to the bedrooms and bathroom.

BEDROOM 1 (TO THE REAR)

7' 7" x 12' 1" (2.32m x 3.70m) Storage cupboard with hanging rail, uPVC double glazed window and a single radiator.

BEDROOM 2 (TO THE REAR)

10' 9" x 10' 2" (3.30m x 3.12m) Storage cupboard with hanging rail, uPVC double glazed window and a single radiator.

BEDROOM 3 (TO THE FRONT)

8' 0" x 9' 3" (2.46m x 2.83m) Storage cupboard with hanging rail, uPVC double glazed window and a single radiator.

BATHROOM

8' 0" x 5' 6" (2.45m x 1.70m) Panelled bath with shower fitment, curtain and rail, PVC panelled walls and ceiling, wash basin with base storage, WC, uPVC double glazed windows and a chrome towel radiator.

EXTERNAL

TO THE FRONT

Lawn and path enclosed by brick wall and timber fencing.
Gate leads to side and rear.

TO THE SIDE

Patio leading to the rear, cold water supply tap, external light and access to the attached brick garden store.

GARDEN STORE

A brick-built attached garden with secure lockable door, power points, lighting and a single glazed window.

TO THE REAR

A large South West facing garden with paved patio, extensive lawn, mature trees and is enclosed by a timber fence.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (68). 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.

PARKING

On-street parking available.

MINING

The property is located within a former mining area.

BROADBAND AVAILABILITY

According to Ofcom

Standard 14 mbps

Superfast 40 mbps

Ultrafast 10000 mbps

MOBILE PHONE COVERAGE

Provider	Voice	Data
EE	Likely	Likely
Three	Likely	Likely
O2	Likely	Likely
Vodafone	Likely	Likely

UTILITIES

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





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

A

Viewing Arrangements

Strictly by appointment

Contact Details

Anthony House

Anthony Street

Stanley

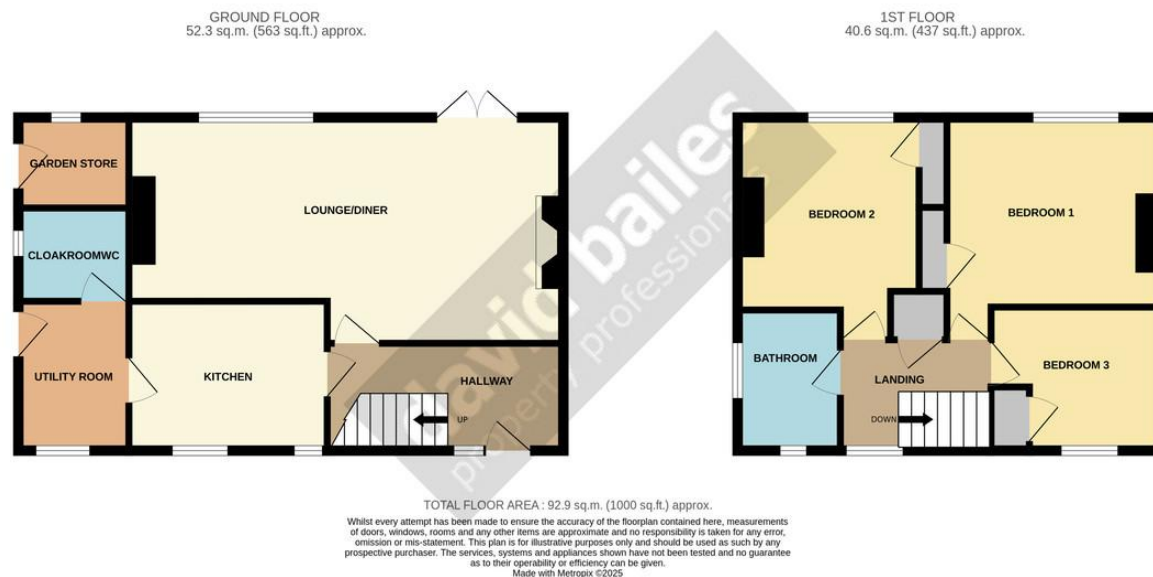
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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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