



Kielder Drive | The Middles | Stanley | DH9 6AQ

A superbly presented four-bedroom detached family home, occupying a prime position overlooking a green to the front and benefiting from a west-facing rear garden. Immaculately maintained throughout, this property offers well-proportioned accommodation ideal for modern family living. The layout comprises an entrance hallway, lounge, and an open-plan kitchen/diner with integrated appliances. An inner hallway provides access to an integral garage. There is also a utility room and a WC. To the first floor, the landing leads to four bedrooms, including a generous master with en-suite, along with a stylish family bathroom. Externally, there is driveway parking, a garage, and well-kept gardens to both the front and rear. Additional features include freehold tenure and Council Tax band D, EPC rating B (83). Virtual tours are available on our website.

£245,000

- Immaculately presented four-bedroom detached family home
- Overlooks a green to the front with a west-facing rear garden
- Spacious lounge and open-plan kitchen/diner with integrated appliances
- Integral garage with electric door
- 4 bedrooms, including master with en-suite



Property Description

HALLWAY

Composite double glazed entrance door, single radiator, stairs to the first floor, hard-wired smoke alarm and a door leading to the lounge.

LOUNGE

15' 8" (maximum) x 11' 0" (maximum) (4.80m x 3.37m) uPVC double glazed window, telephone point, wiring to mount a TV and glazed doors to the kitchen/diner.

KITCHEN/DINER

10' 2" x 18' 4" (3.12m x 5.60m) Overlooking the rear garden with space for a dining table. uPVC double glazed French doors, matching window, laminate flooring and a double radiator. The kitchen is fitted with a range of wall and base units with contrasting laminate worktops, matching upturns. The worktop extends to form a breakfast bar. Integrated fan assisted electric oven/grill, four ring gas hob with stainless steel splash-back and extractor canopy over, stainless steel sink

with mixer tap, integrated appliances include a fridge and dishwasher, LED lighting to plinths, inset LET spotlights to ceiling and doors leading to the inner hallway and also to the utility room.

INNER HALLWAY

7' 8" x 3' 0" (2.36m x 0.92m) Laminate flooring, space to hang coats and a secure lockable door leads to the integral garage.

INTEGRAL GARAGE

15' 10" x 8' 11" (4.84m x 2.72m) Secure electric roller door, power points and lighting.

UTILITY ROOM

7' 0" x 5' 2" (2.15m x 1.60m) Wall and base units with concealed lighting onto contrasting laminate worktop and matching upturn. Wall mounted gas combi central heating boiler, plumbed for a washing machine, laminate flooring, single radiator, composite double glazed side exit door and a door to the WC.

WC

2' 10" x 5' 2" (0.88m x 1.60m) Laminate flooring, WC, pedestal wash basin with tiled splash-back, single radiator and a frosted uPVC double glazed window.

FIRST FLOOR

LANDING

Airing cupboard, loft access hatch with pull-down fixed ladder (loft part boarded with light), doors lead to the bedrooms and bathroom.

MASTER BEDROOM (TO THE FRONT)

9' 10" x 11' 8" (maximum) (3.17m x 3.58m) Built-in storage cupboard with hanging rails, uPVC double glazed window, single radiator and a door to the en-suite.

EN-SUITE

6' 0" x 4' 11" (1.84m x 1.50m) Thermostatic shower with PVC panelled splash-backs, part tiled walls, WC, wash basin with

base storage and mirror over, chrome towel radiator, laminate flooring, frosted uPVC double glazed window, LED spotlights and a ceiling extractor fan.

BEDROOM 2 (TO THE FRONT)

12' 3" x 9' 3" (3.74m x 2.82m) uPVC double glazed window and a single radiator.

BEDROOM 3 (TO THE REAR)

9' 6" x 9' 3" (2.92m x 2.82m) uPVC double glazed window and a single radiator.

BEDROOM 4 (TO THE REAR)

9' 6" x 7' 1" (2.92m x 2.18m) uPVC double glazed window and a single radiator.

BATHROOM

6' 3" x 6' 11" (1.93m x 2.12m) Panelled bath with tiled splash-backs, pedestal wash basin, WC, single radiator, frosted uPVC double glazed window and a wall mounted extractor fan.

EXTERNAL

TO THE FRONT

Accessed by a shared side road and overlooking a large green. Two car driveway, open plan lawn, twin electric socket, security light and side gate to rear.

TO THE REAR

A west facing lawn garden with patio, security light, cold water supply tap, to the side are twin electric sockets. 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.

TENURE

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

COUNCIL TAX

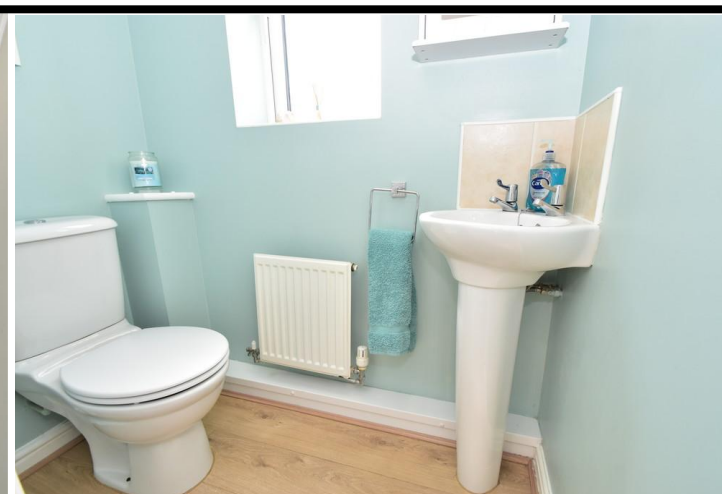
The property is in Council Tax band D.

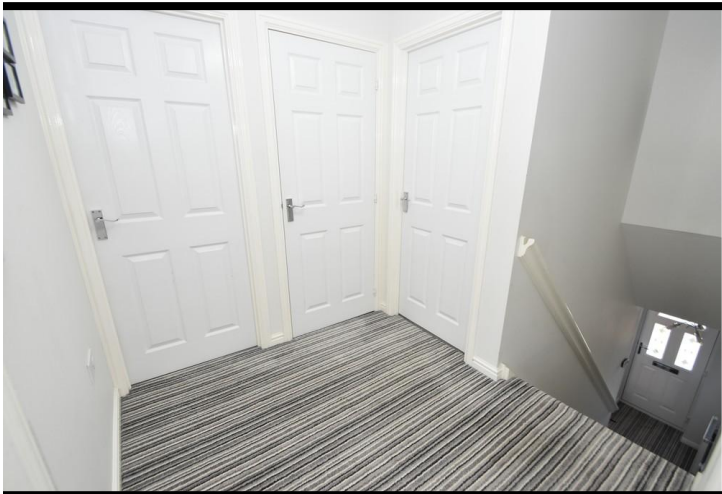
MAINTENANCE CHARGES

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.

UTILITIES

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





MINING

The property is located within a former mining area.

BROADBAND SPEEDS

Broadband estimated speeds according to Ofcom

Standard	9 mbps
Superfast	-
Ultrafast	10000 mbps

MOBILE PHONE COVERAGE

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

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

Anthony House

Anthony Street

Stanley

County Durham

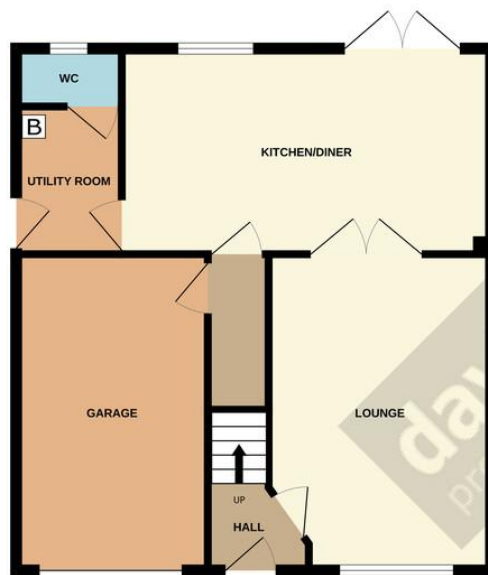
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GROUND FLOOR
56.9 sq.m. (612 sq.ft.) approx.



1ST FLOOR
53.4 sq.m. (574 sq.ft.) approx.



TOTAL FLOOR AREA: 110.3 sq.m. (1187 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		93 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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