



**43 Orwell Gardens, South Stanley,  
Co Durham. DH9 6QA**

An exceptionally well presented three bedroom semi detached house with attached garage and gardens to front and rear. The accommodation provides a large lounge which is located to the rear. From the lounge French style doors open onto a timber decked patio having a retractable awning. The kitchen units are in a beech effect with rich mahogany effect work surfaces. The kitchen provides a host of integrated appliances to include a gas hob with an electric underoven, monobloc fridge/freezer, automatic washer and dishwasher. To one side of the kitchen lies a convenient recess for a dining table and chairs. The first floor locates the bedrooms and the bathroom which has a close coupled suite in white and the convenience of an electric shower over the bath. The ground floor cloakroom has a hot and cold supply with w/c. The property enjoys gas combi central heating to radiators having energy saving thermostatic valves. The windows and French doors are uPVC double glazed. To the front there is a shallow area of lawn with a block paved and tarmac drive to the garage having a metal up and over door. The rear garden is enclosed having shrubbed borders. On the boundary is a large summer house with double opening doors and a power supply. The garden area is enhanced by footwell lighting and a PIR alarm system has been installed. Available with carpets and blinds as seen and endorsed with the recommendation to view early. EPC available. Grade B,

**£105,000**

# 43 Orwell Gardens, Stanley, Co Durham. DH9 6QA

## **Entrance:**

Part double glazed entrance door. Colonial style doors to kitchen/diner and to cloakroom. Stairs off. Thermostat. Hard wired smoke alarm. Radiator.

## **Lounge:**

**14' 8" (4.47m) x 11' 5" (3.48m).** Illusionary fire display with remote controlled options. Understair storage cupboard. Radiator. Double opening double glazed doors to rear garden. Part glazed door with brass beading to kitchen.

## **Kitchen:**

**13' 8" (4.17m) x 11' 7" (3.53m) with a loss of approximately 15 sq ft of apparent floor area to cloakroom intrusion.** Designated dining area with double radiator. Floor and wall cupboards and stacked drawers in a beech effect. Mahogany effect parquet style work surfaces with mosaic style tiling to surrounds. Circular bowl and drainer in stainless steel with single lever monobloc tap. Stainless steel gas hob with integrated canopy and lighting over. Fan assisted electric underoven. Integrated monobloc fridge freezer, automatic washer and dishwasher. Gas combi central heating boiler. Venetian blinds at window.

## **Cloakroom:**

**4' 11" (1.5m) x 3' 1" (0.94m).** Close coupled w/c in white. Hot and cold supply to hand basin with splash back. Venetian blind at uPVC double glazed opening window. Radiator.

## **Landing:**

Colonial style doors to bedrooms and to bathroom. Hinged access to roof space. Hardwired smoke alarm. Radiator.

## **Bedroom 1:**

**14' 10" (4.52m) x 9' 8" (2.95m) with a loss of approximately 10 sq ft of apparent floor area to intrusion.** To front. Venetian blinds at both windows with radiator under one.

## **Bedroom 2:**

**8' 7" (2.62m) x 8' 0" (2.44m).** To rear. Venetian blind at window with radiator under.

## **Bedroom 3:**

**6' 6" (1.98m) x 6' 5" (1.96m).** To rear. Venetian blind at window with radiator under.

## **Bathroom:**

**8' 4" (2.54m) x 5' 5" (1.65m).** Combined with a close coupled suite in white. Panelled bath with Triton electric shower over. Pedestal hand basin. Close coupled w/c. Walls part tiled in beige marble effect. Venetian blind at window. Radiator. Extractor.

## **Front:**

Block paved and tarmac drive to attached garage with metal up and over door. Slabbed pathway to front door with storm canopy and courtesy lighting over. Attractive iron railings in black and gold. Shallow area of open plan lawn. Outside tap. Timber gate to rear garden.

## **Rear:**

Enclosed by timber fencing. To lawn with shrubbed borders. Decked patio with folding canopy over. Halogen light. Footwell lights.

## **Garage:**

Electric power and lighting. Part glazed service door to rear garden. Plumbed for an automatic washer and vented for tumble drier.

## **Summer house:**

**12' 0" (3.66m) x 10' 0" (3.05m).** Double opening part glazed doors. Power supply.

## **Extras:**

Gas combi central heating. uPVC double glazed windows and French doors. Gas hob with electric underoven. Monobloc fridge/freezer. Automatic washer and dishwasher. Carpets and blinds.