



## 9 Charnwood | Stanley | Co. Durham | DH9 8BW

Located within a cul-de-sac on one of the most popular developments in the area. We are delighted to offer this immaculately presented detached house with three double bedrooms, an extension over the garage and a lovely rear conservatory. Viewing is essential to appreciate the specification and finish. Briefly comprising a hallway, lounge, breakfasting kitchen, conservatory, first floor landing, three bedrooms and a family bathroom. Integral garage, off road parking and gardens to front and rear.

## Offers Over £158,950

- Beautiful detached home on a popular development
- 3 double bedrooms
- Extended
- Garage and off street parking
- Conservatory



## Property Description

### HALLWAY

uPVC double glazed entrance door, polished tiled floor, central heating double panelled radiator, coving, stairs to the first floor and a door leading to the lounge.

### LOUNGE

14' 11" x 9' 7" (maximum) (4.56m x 2.94m) Feature stone fire surround with matching inlay and hearth, inset living flame gas fire. Oak flooring, coving, central heating single panelled radiator, uPVC double glazed window, TV aerial point, under-stair storage cupboard with polished tiled floor, laminate worktop and a door leading to the integral garage. A door from the lounge leads to the breakfasting kitchen.

### BREAKFASTING KITCHEN

9' 10" x 12' 10" (3.00m x 3.92m) A contemporary kitchen with space for a small breakfast table. Fitted with a good range of high gloss cream wall and base units with soft closing drawers plus LED lighting onto contrasting laminate worktops and tiled

splash-backs. Integrated Hotpoint stainless steel fan assisted fan electric oven/grill with matching four ring gas hob and illuminated extractor canopy over. Other integrated appliances include a Smeg dishwasher, a Whirlpool washing machine and a fridge and separate freezer. Stainless steel sink with vegetable drainer and mixer tap, wall unit housing the gas combi central heating boiler, uPVC double glazed window and matching twin French doors open to the garden. Inset spotlights, coving, central heating double panelled radiator, marble effect laminate flooring and a door leading to the conservatory.

### CONSERVATORY

15' 5" (maximum) x 7' 3" (maximum) (4.71m x 2.23m) A lovely room overlooking the rear garden with a brick base and uPVC double glazed frames with matching twin French doors opening onto the patio. Marble effect laminate flooring, and a flat column radiator.

### FIRST FLOOR

#### LANDING

Coving, loft access hatch and doors leading to the bedrooms and bathroom.

#### BEDROOM 1 (DUAL ASPECT)

16' 2" x 7' 6" (4.94m x 2.31m) uPVC double glazed windows, two central heating single panelled radiators, coving, telephone point and inset LED spotlights.

#### BEDROOM 2 (TO THE REAR)

8' 11" x 13' 0" (2.72m x 3.97m) uPVC double glazed window, central heating single panelled radiator and coving.

#### BEDROOM 3 (TO THE FRONT)

9' 9" x 13' 0" (maximum) (2.98m x 3.97m) uPVC double glazed window with views towards Tantobie, over-stair storage cupboard with shelving, central heating single panelled radiator and coving.

#### BATHROOM

5' 10" x 7' 0" (1.80m x 2.14m) A white suite with part tiled walls and fully tiled floor. Panelled bath with mains-fed shower over with glazed screen, pedestal wash basin, low level WC,, white ladder style radiator, ceiling extractor fan, inset spotlights and a uPVC double glazed window.

#### INTEGRAL GARAGE

16' 4" x 7' 7" (5.00m x 2.33m) A single garage fitted with a roller door, power points, lighting and a side door giving access to the lounge via the under-stair cupboard.

#### EXTERNAL

##### TO THE FRONT

An open lawn bordered by flower beds, external light, block paved driveway providing off street parking and a pathway leading to the left-side of the house where there is a bin store and timber gate opening to the rear garden.

##### TO THE REAR

A south east facing garden with paved patio, lawn garden additional patio to the base of the garden. Mature flower beds, shrubs and conifers. External lights to the rear and side, cold water supply tap, electric socket and enclosed by timber fencing.

#### HEATING

Gas fired central heating via combination boiler and radiators.

#### GLAZING

Full uPVC double glazing installed.

#### SECURITY

Infra red alarm system installed.

#### TENURE

We understand that the property is freehold. Your legal representation will be able to confirm this.

#### ENERGY EFFICIENCY

EPC rating E (53). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

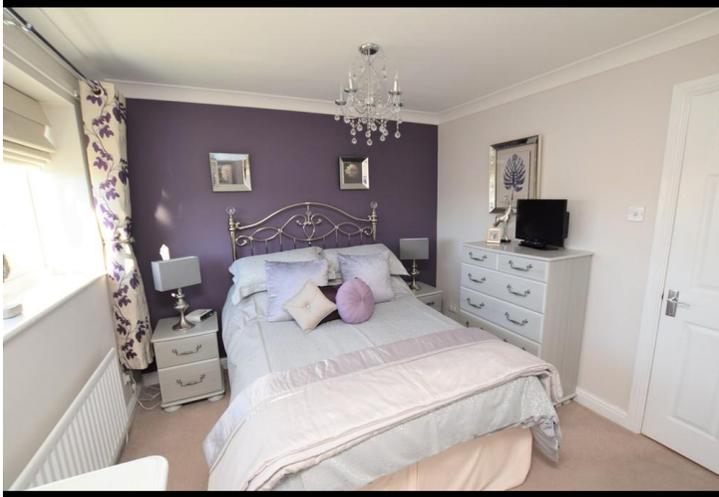
#### MAKING AN OFFER

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.

#### 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 Vendor 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

C

## Viewing Arrangements

Strictly by appointment

## Contact Details

Anthony House

Anthony Street

Stanley

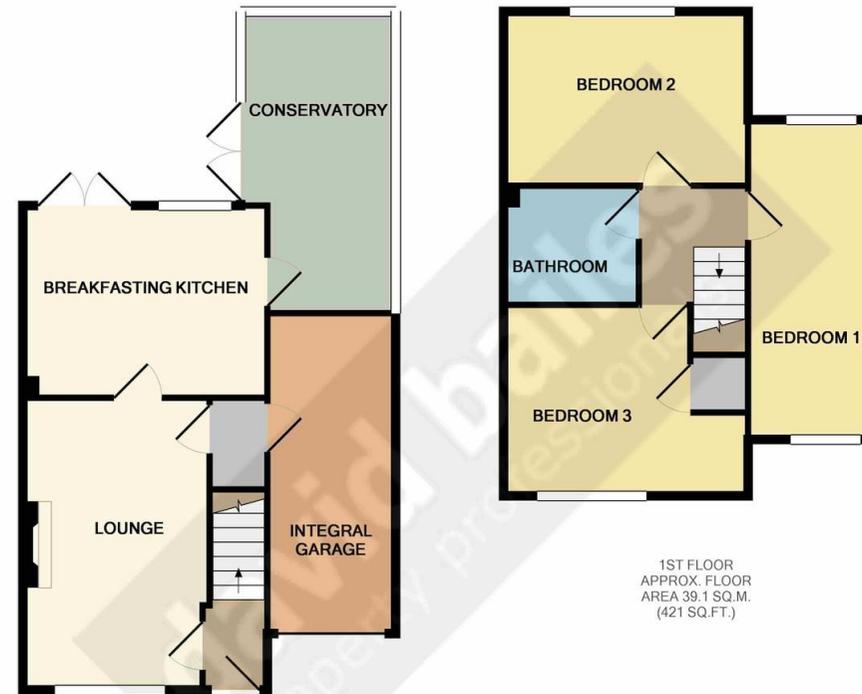
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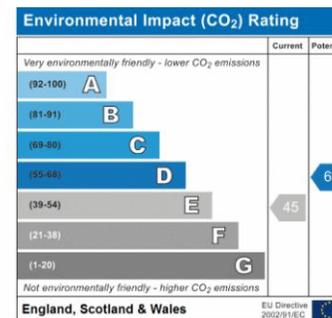
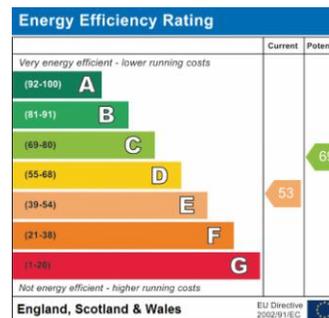


GROUND FLOOR  
APPROX. FLOOR  
AREA 49.9 SQ.M.  
(537 SQ.FT.)

1ST FLOOR  
APPROX. FLOOR  
AREA 39.1 SQ.M.  
(421 SQ.FT.)

TOTAL APPROX. FLOOR AREA 89.0 SQ.M. (958 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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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