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property professionals

**8 Horsley Close,**  
Craghead, Stanley, DH9 6FA

- 3 bedroom town house
- Deceptively spacious family home
- On a small modern estate
- Lounge with bay window

**£550 pcm**

EPC Rating B (84)

Reduced Tenancy Admin Fee £180

Bond £550





## Property Description

A deceptively spacious three-bedroom mid terrace town house offering a lovely modern family home. The property is located within a small modern estate and benefits from parking spaces within the estate and small forecourt garden. The accommodation briefly comprises an entrance hallway with staircase to the first floor, cloakroom/WC, lounge with feature bay window, modern kitchen with integrated cooking appliances. To the first floor there two bedrooms and a family bathroom suite. To the second floor there is the master bedroom with en-suite. Reduced tenancy administration fee of £180.

### ENTRANCE HALLWAY

Double glazed entrance door, radiator, newel post and spindle staircase to the first floor landing.

### CLOAKROOM/WC

5' 7" x 2' 6" (1.72m x 0.78m) WC, wash basin, extractor fan, radiator.





#### LOUNGE/DINER

15' 8" Max x 13' 6" (4.78m x 4.14m) An L-shaped room with feature bay window, two radiators and double glazed door to the front garden.

#### KITCHEN

9' 3" x 6' 5" (2.83m x 1.97m) Fitted with an attractive modern range of wall and base units, complimentary work surfaces, integrated oven and gas cooking hob, extractor canopy over, sink and drainer, plumbed for washing machine, space for tall fridge/freezer, concealed gas combi central heating boiler, extractor fan, double glazed window, vinyl flooring.

#### FIRST FLOOR

Landing, storage cupboard, double glazed window, radiator, newel post and spindle staircase to the second floor.

#### BEDROOM 2

13' 6" x 8' 10" (4.14m x 2.70m) Two double glazed windows, radiator.

#### BEDROOM 3

9' 5" x 6' 7" (2.88m x 2.02m) Double glazed window, radiator.

#### BATHROOM

6' 7" x 6' 6" (2.02m x 2.00m) Curved panel bath with shower screen, thermostatic shower over, tiled splash backs, WC, pedestal wash basin, radiator, vinyl flooring, extractor fan.

#### SECOND FLOOR

Landing.

#### MASTER BEDROOM

16' 1" x 10' 1" Max (4.92m x 3.08m) Plus Bay Windows A spacious room with two bay windows and two radiators.

#### ENSUITE

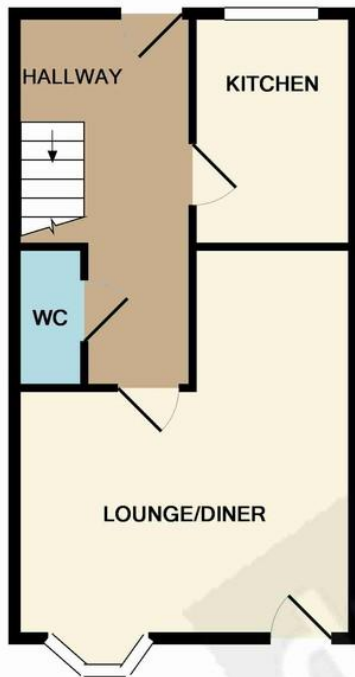
7' 7" x 4' 10" (2.32m x 1.49m) Fully tiled shower cubicle with electric shower over, WC, pedestal wash basin, Velux window, vinyl flooring and extractor fan.

#### EXTERNAL

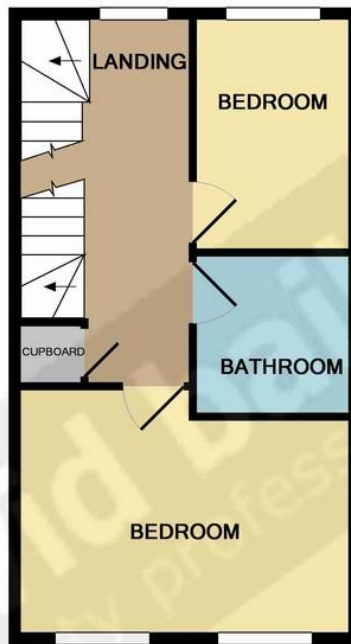
To front - small enclosed forecourt garden. To rear - parking spaces and communal wheelie bin area.



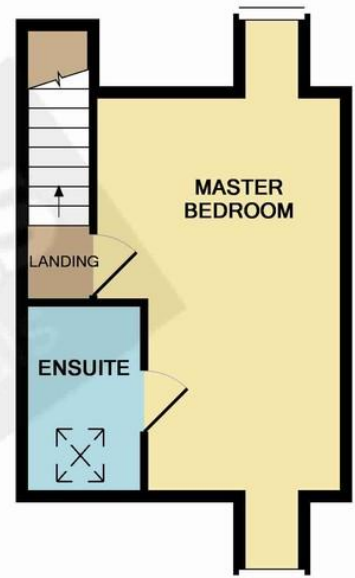




GROUND FLOOR  
APPROX. FLOOR  
AREA 31.8 SQ.M.  
(343 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 31.5 SQ.M.  
(339 SQ.FT.)

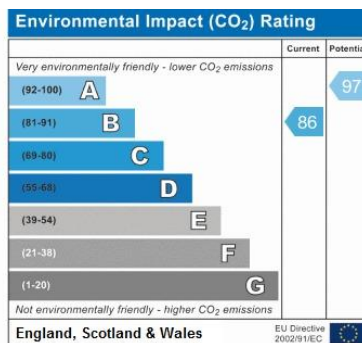
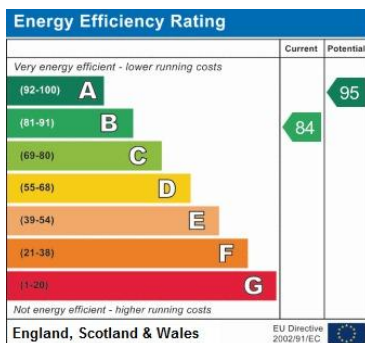


2ND FLOOR  
APPROX. FLOOR  
AREA 21.7 SQ.M.  
(233 SQ.FT.)

TOTAL APPROX. FLOOR AREA 85.0 SQ.M. (915 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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