



Mowlam Drive | East Stanley | Co. Durham | DH9 6YZ

A delightful three bedroom semi-detached house with a double rear extension on a popular development. Viewing is essential to appreciate the layout and highlights, which include a new kitchen (installed 2021) and contemporary bathroom suite. Comprising an entrance porch, lounge/diner, rear sitting room, kitchen, first floor landing, three double bedrooms (master with en-suite shower) and family bathroom. Gardens to the front and rear, integral single garage and driveway. Gas combi boiler, full uPVC double glazing and an EPC rating of D (68).

£180,000

- Extended semi-detached house
- 3 double bedrooms (master with en-suite)
- Gardens to the front and rear
- Integral garage and driveway
- Newly installed kitchen with integrated appliances



Property Description

PORCH

4' 3" x 2' 11" (1.32m x 0.91m) Double glazed entrance door, laminate flooring, single radiator, coving and a door leading to the lounge/diner.

LOUNGE/DINER

23' 1" x 10' 6" (7.06m x 3.22m) Feature limestone fire surround, inlay and hearth with concealed lighting. Laminate flooring, bay window with uPVC double glazed windows with plantation shutters, central heating double radiators, large under-stair storage cupboard with plumbing for a washing machine. Coving, telephone point, TV aerial, stairs to the first floor, door to the kitchen and a large opening to the sitting room which forms part of the extension.

SITTING ROOM

9' 4" x 9' 4" (2.87m x 2.87m) Laminate flooring, feature anthracite grey radiator, coving and uPVC double glazed French doors with matching side windows that open to the rear

garden with plantation shutters.

KITCHEN

12' 2" (maximum) x 10' 7" (maximum) (3.71m x 3.24m) Installed in 2021 this quality kitchen features a range of wall and base units in grey with contrasting quartz worktops, upturns and splash-back. Integrated fan assisted double oven/grill, inset five ring induction hob with concealed illuminated extractor fan over. Integrated appliances include a dishwasher, tall fridge and a freezer. Sink with vegetable drainer and mixer tap, integral bins, anthracite grey double column radiator, inset LED spotlights, uPVC double glazed window and matching rear exit door to garden.

FIRST FLOOR

LANDING

Storage cupboard, laminate flooring, coving and doors leading to the bedrooms and bathroom.

MASTER BEDROOM (TO THE REAR)

10' 11" x 9' 1" (3.35m x 2.77m) Built-in cupboard with hanging rail and shelf, laminate flooring, coving, telephone point, TV aerial, inset LED spotlights, door to the en-suite and a large opening to the dressing room which forms part of the extension.

DRESSING ROOM

10' 1" x 7' 9" (3.09m x 2.38m) Laminate flooring, uPVC double glazed window with plantation shutters and a double radiator.

EN-SUITE

5' 1" x 4' 11" (1.55m x 1.51m) Glazed corner cubicle with mains-fed shower and curved doors. Wash basin with base storage and LED mirror above. WC, uPVC double glazed window, chrome towel radiator, extractor fan, inset LED lights and tiled walls and floor.

BEDROOM 2 (TO THE FRONT)

12' 0" x 9' 2" (3.67m x 2.80m) Laminate flooring, uPVC double glazed window with plantation shutters, single radiator and coving.

BEDROOM 3 (TO THE FRONT)

6' 11" x 9' 11" (2.13m x 3.03m) Laminate flooring, uPVC double glazed window with plantation shutters, coving and a single radiator.

BATHROOM

8' 1" x 4' 7" (2.48m x 1.41m) A contemporary suite with curved panelled bath, wash basin with base storage and LED mirror above. WC, chrome towel radiator, fully tiled walls and floor, inset LED spotlights incorporating an extractor fan and a uPVC double glazed window.

EXTERNAL

INTEGRAL GARAGE

An integral single garage with up and over door, power points and lighting.

TO THE FRONT

Driveway providing off-street parking, open plan lawn which could be converted to provide further off-street parking. Side gate leads to the rear garden.

TO THE REAR

Timber decking to terraced garden with lawns on two levels. Cold water tap, enclosed by timber fencing.

HEATING

Gas fired central heating via combination boiler (located in the loft) 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.

VIEWINGS

If you would like to view the property please ensure that you wear appropriate PPE and adhere to social distancing. We may need to restrict the number of people within the property at one time and limit time of the viewing to 15 minutes. Please do not attend if you have recently shown symptoms of the Covid-19 virus.

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.

NEED A MORTGAGE?

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

C

Viewing Arrangements

Strictly by appointment

Contact Details

Anthony House

Anthony Street

Stanley

County Durham

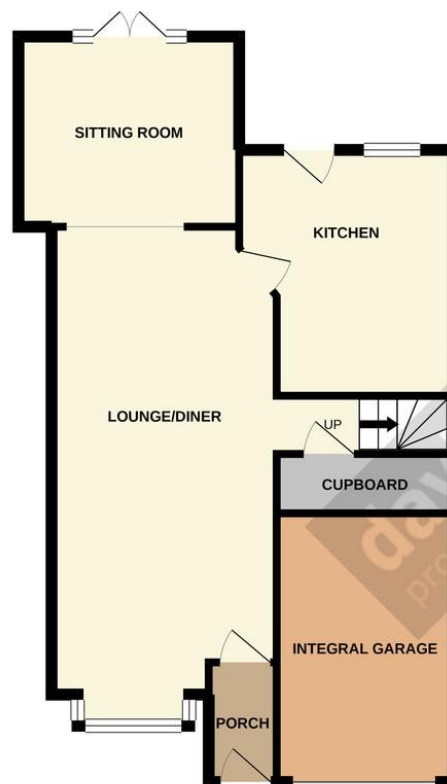
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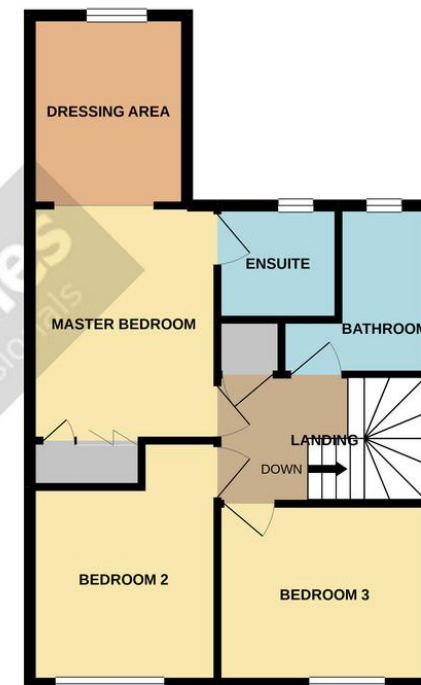
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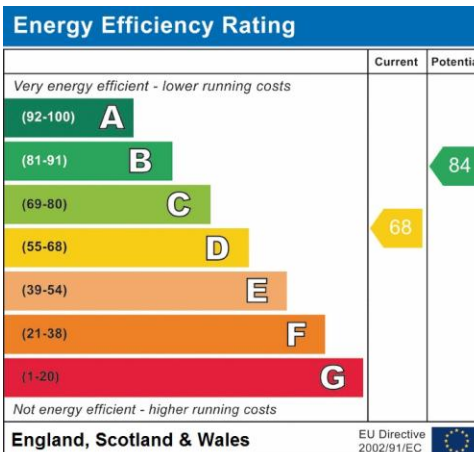
GROUND FLOOR
61.9 sq.m. (666 sq.ft.) approx.



1ST FLOOR
50.7 sq.m. (545 sq.ft.) approx.



TOTAL FLOOR AREA: 112.6 sq.m. (1212 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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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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