



**82 Orwell Gardens, South Croft Park,  
Stanley, Co Durham. DH9 6QA.**

**One bedroom maisonette positioned within a small cul de sac and enjoying a pleasant southerly aspect.**

Designed to provide convenience for a single person or couple wanting easy care and low running costs. The accommodation locates the bedroom with sliding door wardrobes to the ground floor. The bathroom is similarly located and offers a close coupled suite in white with an electric shower over the bath. The first floor provides what is often referred to as studio accommodation being an area of lounge with the kitchen set to one side. From the lounge there is a pleasant outlook over the roof tops of neighbouring properties to the fell and South Moor golf course. The kitchen has a range of units in a beech effect and for convenience an integrated washer/drier and monobloc fridge freezer are both provided. A gas hob with an electric underoven is also included. Heating is gas fired combi to thermostatic radiators and the windows are uPVC double glazed. The garden extends to areas of lawn lying to the front and side of the property and there is a dedicated parking bay. Visitors can be greeted in the uPVC double glazed entrance porch.  
EPC available. Grade B.

**TO LET    £350.00pcm**

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## Entrance:

Georgian style double glazed door to uPVC double glazed entrance porch.

## Porch:

Ceramic tiled floor. Part double glazed door to hall.

## Hall:

Panelled doors to bedroom and to bathroom. Smoke alarm. Radiator. Spindled staircase to first floor with window at turn.

## Bedroom:

**13' 1" (3.99m) x 7' 0" (2.13m) to wardrobe face (9' 3" (2.82m) into doorway).** Part mirrored sliding door wardrobes with hanging rails and shelves. Radiator.

## Bathroom:

**5' 7" (1.7m) x 5' 2" (1.57m) (extending to 8' 5" (2.57m) in recess).** Combined with a close coupled suite in white. Panelled bath with an electric shower over. Pedestal hand basin with splash back. Close coupled w/c with dual push centre flush. Extractor. Radiator.

## Lounge area:

**14' 3" (4.34m) x 13' 0" (3.96m) (including kitchen area).** Radiator under window. Open outlook over rooftops.

## Kitchen area:

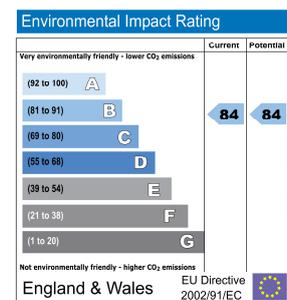
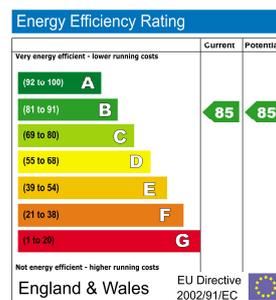
Floor and wall cupboards and drawers in a beech effect with complimentary work surfaces having an inset single drainer sink unit in white with a monobloc tap. Integrated washer/drier and integrated monobloc fridge/freezer. Gas hob and electric underoven. Stainless steel overhead vented canopy with lighting. Cupboard containing gas combi central heating boiler. Hinged access to roof space. Smoke alarm. Thermostat. Radiator

## Front:

Areas of lawn. Dedicated parking bay. Outside tap. Wrought iron gate and railings at property entrance.

## Extras:

Gas combi central heating and uPVC double glazed windows. Integrated washer/drier and monobloc fridge/freezer. Gas hob and electric underoven. Carpets as seen.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

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