



42 Tyne Vale | Stanley | Co. Durham | DH9 6PD

A well presented four bedroom detached family home providing well designed accommodation for a growing family on a modern estate, close to the town centre and available with vacant possession. The property comprises a hallway, WC, lounge, formal dining room/2nd reception, kitchen/diner, utility and an integral single garage. To the first floor there are four bedrooms with the master and second bedroom each having en-suite showers plus a family bathroom. To the front is an open plan lawn, off street parking and a larger enclosed lawn garden to the rear. Call 01207 231111 now to view. EPC C (69).

£195,000

- Modern 4 bedroom detached house
- Gardens to front and rear
- Garage and off street parking
- Lounge, separate dining room and a kitchen/diner
- En-suite showers off two bedrooms



Property Description

HALLWAY

Double glazed entrance door, central heating double radiator, laminate floor tiles, coving, staircase to the first floor and doors leading to the main accommodation, WC and kitchen/diner.

CLOAKROOM/WC

Wash hand basin with tiled splash-back, low level WC, central heating single radiator, uPVC double glazed window, extractor fan, laminate floor tiles, inset spotlights and a large under-stair storage cupboard with bi-folding door.

LOUNGE

14' 2" x 12' 10" (4.34m x 3.93m) uPVC double glazed window, coving, central heating double radiators, laminate floor tiles, telephone point, satellite cables and a TV aerial point.

DINING ROOM

9' 8" x 8' 9" (2.97m x 2.67m) uPVC double glazed French doors open onto the rear garden. Coving, laminate flooring and

a central heating double radiator.

KITCHEN/DINER

12' 7" (maximum) x 10' 6" (maximum) (3.86m x 3.21m) Fitted with a range of high gloss cream wall and base units with soft closing doors and drawers. Contrasting butchers block style laminate worktops and tiled splash-backs. Integrated fan assisted electric oven/grill, electric hob with illuminated extractor canopy over. Integrated fridge, sink with mixer tap, bay window with uPVC double glazed windows, laminate floor tiles, central heating double radiator and inset LED lighting. Door leads to the utility room.

UTILITY ROOM

5' 8" x 5' 8" (1.75m x 1.74m) Fitted with a range of wall and base units with laminate worktop and tiled splash-back. Sink with mixer tap, plumbed for a washing machine and space for an under-counter freezer. Wall mounted gas central heating boiler, laminate floor tiles, central heating double radiator, extractor fan, a door leading to the integral garage and also a

side door leading to the garden.

INTEGRAL GARAGE

16' 7" x 7' 9" (5.07m x 2.37m) An integral single garage with an up and over door, power points and lighting with rear door to the utility. Two of the three walls are plastered and decorated.

FIRST FLOOR

LANDING

uPVC double glazed side window, airing cupboard with large hot water cylinder. Doors lead to the bedrooms and bathroom.

MASTER BEDROOM (TO THE FRONT)

11' 8" x 12' 11" (3.58m x 3.95m) Twin built-in storage cupboard with shelving and hanging rails. uPVC double glazed windows, coving, archway, central heating double glazed window and a telephone point. Door leads to the en-suite.

EN-SUITE

6' 4" x 3' 11" (1.94m x 1.20m) Enclosed shower cubicle with glazed screen and door and a mains-fed shower with tiled splash-backs. Pedestal wash basin, low level WC, central heating single radiator, uPVC double glazed window, extractor fan and inset spotlights.

BEDROOM 2 (TO THE REAR)

8' 5" x 10' 6" (2.58m x 3.21m) uPVC double glazed window, central heating single radiator and door leading to the en-suite shower.

EN-SUITE

Enclosed shower cubicle with glazed door, tiled splash-backs and mains-fed shower. Pedestal wash basin, low level WC, central heating single radiator, inset spotlights and extractor fan.

BEDROOM 3 (TO THE REAR)

8' 9" x 8' 5" (2.67m x 2.58m) Built in cupboard with shelf and

hanging rail, uPVC double glazed window and a central heating single radiator.

BEDROOM 4 (TO THE FRONT)

6' 6" x 9' 1" (2.00m x 2.77m) uPVC double glazed window, loft access hatch and a central heating single radiator.

BATHROOM

8' 5" x 6' 3" (2.58m x 1.93m) A white suite with panelled bath, pedestal wash basin, low level WC, tiled splash-backs, airing cupboard, uPVC double glazed window, extractor fan, inset spotlights and a central heating double radiator.

EXTERNAL

TO THE FRONT

Open plan lawn, external light and a block paved driveway providing off street parking. Side gate leading to the rear garden.

TO THE REAR

Paved patio to lawn garden, cold water supply tap, external light, enclosed by timber fence.

HEATING

Gas fired central heating via boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating C (69). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

VIEWINGS

We have created a virtual tour which can be viewed on our YouTube channel, our website, property portals and our social media accounts such as Facebook, Twitter and Instagram. 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?

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 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

D

Viewing Arrangements

Strictly by appointment

Contact Details

Anthony House

Anthony Street

Stanley

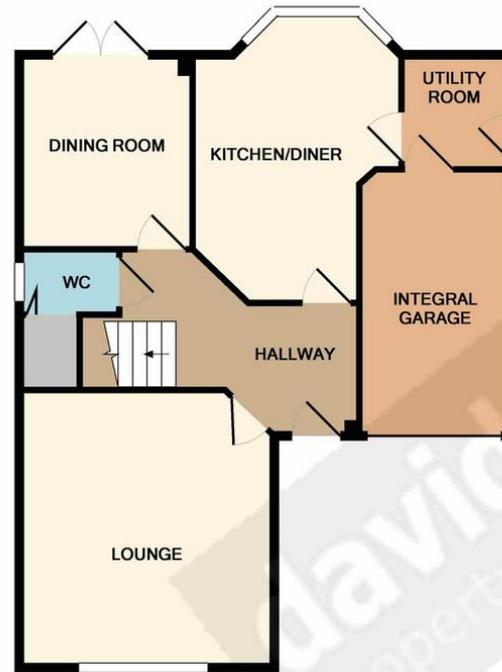
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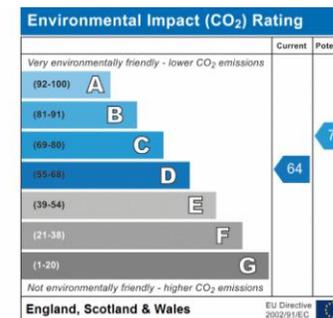
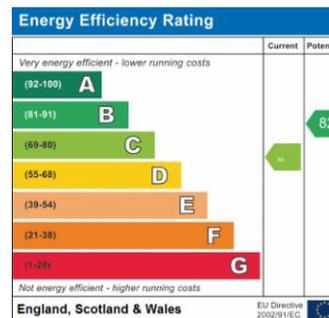
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info@davidbailes.co.uk

01207231111



TOTAL APPROX. FLOOR AREA 116.8 SQ.M. (1258 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.



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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