



## 3 bed semi-detached house to buy in DH9

Dalby Way, The Middles, Stanley, Durham, DH9 6FE

# £149,995

🛏 x3 🚿 x2 🚻 x1

Tenure

**Freehold**

Allocated parking

## Property features

- ✓ Three bedroom semi-detached
- ✓ Kitchen/diner with French doors to rear garden
- ✓ En-suite to main bedroom
- ✓ Allocated parking with gated rear access
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Pattinson Estate Agents are pleased to offer for sale this three bedroom semi-detached family home situated on Dalby Way within The Middles development in Stanley. The property provides well-proportioned accommodation arranged over two floors and would be suitable for a range of buyers including first-time purchasers, growing families or investors.

The accommodation briefly comprises: entrance hallway with stairs to the first floor, lounge to the front aspect, cloakroom/WC and a kitchen/diner to the rear with French doors opening to the garden.

To the first floor there are three bedrooms, the main bedroom benefitting from an en-suite shower room, together with a family bathroom.

Externally, the property offers a low maintenance rear garden with decked patio area and gated access to an allocated parking space.

Dalby Way is located within The Middles development in Stanley, County Durham. Stanley town centre provides a range of local amenities including supermarkets, convenience stores, healthcare services, primary and secondary schools, and leisure facilities.

There are regular public transport links to nearby centres including Consett, Chester-le-Street and Durham, and road connections via the A693 and A1(M) provide access to Newcastle upon Tyne and surrounding areas.

Council Tax Band: B

Tenure: Freehold

Price: £149,995

Property Type: Semi-detached house

Parking: Allocated

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet)

Mobile signal coverage: Good

## Entrance Hallway

Accessed via a composite part glazed entrance door. Laminate flooring and stairs leading to the first floor.

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## Lounge

4.29m x 3.62m (14'0" x 11'10")

Double glazed window to the front aspect, central heating radiator, built in storage cupboard and laminate flooring.



## Kitchen / Diner

4.64m x 2.70m (15'2" x 8'10")

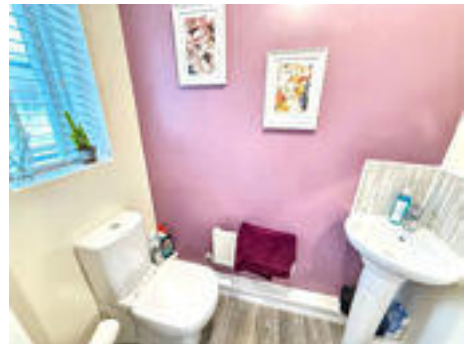
Double glazed window to the rear aspect and French doors opening to the garden. Fitted with a range of wall and base units with roll top work surfaces incorporating a 1.5 bowl stainless steel sink unit. Integrated electric oven, four ring gas hob with extractor over. Tiled splashbacks and tiled flooring. Plumbing for washing machine, space for fridge freezer, central heating radiator and wall mounted combi boiler. Ample space for a family dining area.



## Cloakroom / WC

1.68m x 0.91m (5'6" x 2'11")

Double glazed window to the front aspect. Low level WC, pedestal wash hand basin, central heating radiator and LVT flooring.



## First Floor Landing

Built-in storage cupboard, loft access and carpeted flooring.

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## Bedroom One

3.64m x 2.92m (11'11" x 9'6")

Double glazed window to the front aspect, central heating radiator and carpeted flooring.



## En-Suite

1.91m x 1.62m (6'3" x 5'3")

Double glazed window to the front aspect. Shower cubicle, low level WC, pedestal wash hand basin, central heating radiator, extractor and LVT flooring.



## Bedroom Two

2.75m x 2.29m (9'0" x 7'6")

Double glazed window to the rear aspect, central heating radiator and carpeted flooring.



## Bedroom Three

2.30m x 1.82m (7'6" x 5'11")

Double glazed window to the rear aspect, central heating radiator and carpeted flooring.



## Family Bathroom

1.80m x 1.80m (5'10" x 5'10")

Double glazed window to the side aspect. Panelled bath, low level WC, pedestal wash hand basin, central heating radiator and LVT flooring.




## Externally

To the rear: Low maintenance garden with decked patio area and external water supply. Gated access to the rear leading to an allocated parking space.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Dalby Way, The Middles, Stanley, Durham, DH9 6FE

Contact your local branch today for more information on this property:

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