



# 82 Station Road, Stanley, Co Durham. DH9 0JU

## **Landing:**

Stairs turn at staged landing to access bathroom and additional w/c

## **Bathroom: 11' 10" (3.61m) x 11' 10" (3.61m) max (10' 8" (3.25m) min)**

Exceptionally spacious bathroom with draped curtains to recess with bath having a mahogany effect panel. Pedestal hand basin with splash guard having a double opening mirrored door medicine cabinet over. Close coupled w/c. Glazed door to shower cubicle having a Mira combi fed shower system. Storage alcove. Dado railing. Double radiator.

## **w/c: 5' 4" (1.63m) x 3' 1" (0.94m)**

Close coupled w/c. Walls fully tiled in shades of terracotta and ivory marble effect. Panelled ceiling. Radiator.

## **Main Landing:**

Part glazed doors to bedrooms. Door to access fixed stairway to roof space. Hinged access with folding wooden steps to roof space adjacent with lighting and Velux style window. Storage cupboard with electric lighting. Radiator.

## **Bedroom One: 14' 3" (4.34m) x 11' 5" (3.48m) into alcoves (10' 8" (3.25m) to chimney breast)**

To front. Radiator.

## **Bedroom Two: 13' 3" (4.04m) x 11' 10" (3.61m)**

To rear. Radiator.

## **Bedroom Three: 10' 9" (3.28m) x 7' 8" (2.34m)**

Dimmer switching. Radiator.

## **Roof conversion: 18' 3" (5.56m) x 16' 9" (5.11m) (with loss of headroom at eaves)**

Double glazed window built into gable. Velux style windows set in roof slopes. Electric power and lighting. Fully carpeted. Eaves storage. Crawl through access into roof space adjacent.

## **Games room: 14' 9" (4.5m) x 11' 11" (3.63m) into alcoves (9' 11" (3.02m) to chimney breast)**

Door to w/c with hot and cold supply to hand basin. Door to office. uPVC double glazed door to block paved courtyard.

## **Office: 11' 6" (3.51m) x 10' 2" (3.1m)**

Louvre blind at both windows. Electric lighting and power supply. Electric convector heater. Pine panelled walls.

## **Front:**

Open access to block paved drive with roller shutter door to garage. Brick wall and railings on boundary. Wrought iron gate to front footpath. Coach lighting in storm recess. Block paved with pebbling and shrubs.

## **Garage:**

Double parking in tandem. Power and lighting. Level drops to access block paved courtyard through metal up and over door. Open and enclosed storage areas with lighting.

## **Courtyard:**

Stone walls on boundary. Weather proof power supply. Halogen lighting. Water supply. Steps to initiate walk through tiers of garden.

## **Gardens:**

Upper level having mixed shrubs and bushes set within gravel and shale beds. Stepping down to lawn with brick built perimeter walls and posts. Steps down to blocked paved patio with steps to area of pebbling with wishing well and timber bridge features. Vegetable plot with pebbled beds on boundary wall. Beech hedge. Leylandii hedge. Privet hedge.

## **Tenure:** Understood to freehold.