



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

**Three bedroom semi detached house with extensions into roof space and basement areas**

An intriguingly spacious property retaining character and emitting ambience throughout four floors of accommodation and storage.

Lounge with bay window. Dining room

Elevated conservatory with balcony

Exceptionally large bathroom. Traditional three piece suite. Separate shower cubicle

Basement with games room and office

Extensive gardens designed for ease of maintenance

EPC available. Grade D

**£195,000**

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

## Introduction

A tantalisingly deceptive three bedroom semi detached house which has been developed through the years to provide accommodation and storage which extends over four floors. A traditional frontage with storm recess invites entrance to the spacious hallway which retains the original stairway to give character which is evident throughout this engrossingly spacious property. A fixed stairway rises into the roof extension which provides copious volumes of storage with the largest part being floored and carpeted to have double glazed Velux style windows with electric power points and lighting. The basement areas have been developed from the original structure and from substantial construction works which were undertaken to support the elevated conservatory and balcony. The basement provides a games room and office or if preferred, an exercise chamber to locate the dreaded treadmill and similar horrors. Garaging provides for two vehicles in a tandem formation being in addition to standing on the block paved drive and the drive through facility to the courtyard. The gardens have been developed and built to furnish low maintenance tiers of lawn with block paved patios and areas of pebbling with wishing well and timber bridge features. The extent of the gardens might be somewhat daunting to some as they drop to the rear boundary but others will triumph in opportunity. Without the experience there can be no appreciation of the tremendous views that the property commands and enjoys from the rear part of the house. The accentuation of this attribute should crystalise when tasting a glass of favourite wine in the elevated conservatory with the double glazed door opened onto the balcony on a fine summer evening.

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### Entrance:

uPVC double glazed door to internal entrance porch. Wall lighting. Dado railing. Tiled Floor. Part glazed door to main hall.

### Main hall:

Doors to lounge, dining room and to kitchen. Door to fixed stairway to basement. Stairs off with original spindle supports and banister. Dado railing. Wood laminate flooring. Radiator.

### Lounge: 13' 1" (3.99m) extending into bay x 14' 0" (4.27m) to chimney breast (14' 10" (4.52m) into alcoves)

Large lounge with double radiator located in bay with an additional double radiator opposite. Open flame coal effect gas fire set within an attractive shoulder level fire surround having a tiled hearth with fender. Centre light fitting with circumscribing hand painted rose and complimenting cornice. Dimmer switching to wall lights fixed into alcoves.

### Dining room: 13' 10" (4.22m) x 12' 1" (3.68m) to chimney breast extending into alcoves

Double radiator under window with an additional radiator on wall opposite. Delph racking.

### Kitchen: 15' 5" (4.7m) x 10' 0" (3.05m) extending into alcove

Floor and wall cupboards having a medium oak finish with brass style handles. Larder style cupboard built into one alcove. Plate racks and spice drawers. Display cabinets. Work surfaces having a maple leaf pattern with oak edging. Inset single drainer single sink unit in brown with monobloc tap. Underbench provision and plumbing for an automatic washer and dishwasher. Panelled ceiling and light fitting. Laminate flooring. Radiator. Double glazed door to conservatory.

### Conservatory: 8' 7" (2.62m) x 8' 1" (2.46m) (between panes)

uPVC double glazed conservatory with double glazed door to balcony with tiling and metal railings. Electric lighting and power supply.