



Croft Terrace | New Kyo | Stanley | DH9 7TS

We are delighted to present this bespoke four bedroom detached bungalow which as built around 2003 and is available with no upper chain. Features include large driveway with space to store a caravan or motorhome to one side plus a large attached double garage. The spacious accommodation comprises an entrance hallway, three reception rooms, kitchen/diner with integrated appliances, large utility room, WC, four double bedrooms (one with en-suite bathroom) and a family bathroom. Gas combi central heating, full uPVC double glazing, EPC rating D (68). Virtual tour available.

£250,000

- Substantial detached bungalow
- 4 double bedrooms (master with ensuite bathroom)
- 3 reception rooms
- Large double garage
- Large driveway with space to store a caravan



Property Description

ENTRANCE HALLWAY

uPVC double glazed entrance door with matching side windows, porcelain tiled floor with matching skirting, two central heating single radiators, coving and doors leading to the reception rooms, bedrooms and bathroom.

LOUNGE

12' 11" x 17' 5" (3.96m x 5.31m) Feature fire surround, inset living flame gas fire with marble surround and hearth. uPVC double glazed French doors with matching side windows, laminate flooring, wall lights, coving, TV aerial, central heating double radiator, twin glazed doors to the hallway and an archway opens to the dining room.

DINING ROOM

12' 11" x 14' 3" (3.96m x 4.35m) Laminate flooring, uPVC double glazed window, central heating double radiator, TV aerial, coving, all lights and a door leading to the kitchen/diner.

KITCHEN/DINER

18' 11" x 14' 3" (5.79m x 4.35m) A spacious kitchen fitted with a generous range of wall and base units including an island and finished with contrasting laminate worktops and tiled splash-backs. Slot in cooking range with two ovens, separate grill, gas with eight burners. Integrated dishwasher and fridge, inset stainless steel sink with vegetable drainer and mixer tap, tiled floor, chrome radiator, inset spotlights, TV aerial, telephone point, uPVC double glazed windows and doors leading to the sitting room and utility room.

SITTING ROOM (OFF HALLWAY)

12' 4" x 9' 7" (3.76m x 2.94m) Porcelain tiled floor, uPVC double glazed window, central heating single radiator, TV aerial, telephone point and doors leading to the entrance hallway and kitchen/diner.

UTILITY ROOM

11' 8" x 10' 2" (3.57m x 3.11m) A spacious room with tiled floor, uPVC double glazed window, plumbing for appliances

including a washing machine, central heating single radiator, large storage cupboard with laminate flooring and a central heating single radiator. uPVC double glazed side exit door, and doors to the WC and attached double garage.

WC

7' 4" x 3' 7" (2.26m x 1.11m) Vanity wash basin with base storage, WC, tiled floor, uPVC double glazed window, central heating single radiator and wall mirror.

MASTER BEDROOM (TO THE REAR OFF HALLWAY)

15' 3" (maximum) x 15' 10" (maximum) (4.67m x 4.83m) Laminate flooring, central heating single radiator, uPVC double glazed window, telephone point, TV aerial and a door leading to the ensuite bathroom.

ENSUITE BATHROOM

8' 11" x 7' 0" (2.74m x 2.15m) Panelled bath, separate cubicle with electric shower, pedestal wash basin, WC, fully tiled walls and floor, chrome towel radiator, uPVC double glazed window

and inset spotlights including one with integrated extractor fan.

BEDROOM 2 (TO THE FRONT)

17' 1" x 11' 4" (5.22m x 3.46m) Porcelain tiled floor with matching skirting, central heating single radiator, uPVC double glazed window and TV aerial.

BEDROOM 3 (TO THE FRONT)

11' 5" x 11' 8" (3.48m x 3.56m) Laminate flooring, loft access hatch, uPVC double window and a central heating single radiator.

BEDROOM 4 (TO THE SIDE)

9' 6" (maximum) x 10' 7" (maximum) (2.91m x 3.25m) Laminate flooring, central heating single radiator and a uPVC double glazed window.

FAMILY BATHROOM

8' 8" x 8' 3" (2.66m x 2.54m) A white suite featuring a panelled bath, separate cubicle with mains-fed shower, pedestal wash

basin, WC, fully tiled walls and floor, chrome towel radiator, uPVC double glazed window, shaver socket, wall mirrors, inset spotlights (one incorporates and extractor fan).

ATTACHED DOUBLE GARAGE

18' 4" x 20' 4" (5.60m x 6.20m) A substantial attached double garage with electric roller door, ceiling height of 3.35m, uPVC double glazed windows, wall mounted gas combi central heating boiler, power points, lighting, loft access hatch and steps to a door which leads to the utility room.

EXTERNAL

Access to the property is by way of twin wrought iron gates opening to a large Tarmac driveway which extends to one side providing parking for many vehicles including storage space to the side for a caravan, long wheelbase van or motorhome. There is lawn to the side of the garage and a foot path which leads to the rear patio with cold water supply tap. The soffits include inset LED lighting and the site is enclosed by brick wall, railings and timber fencing.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

Gas fired central heating via combination boiler and radiators.

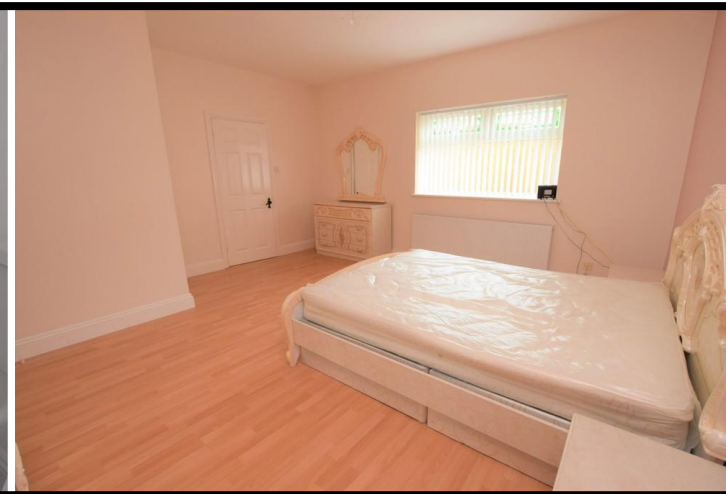
ENERGY EFFICIENCY

EPC rating D (68). 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.





NEED A MORTGAGE?

We have independent mortgage advisers within our branch, who will search the whole market to find the best suitable mortgage and help you progress through the process. Contact our office to arrange a telephone or office appointment.

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.

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

E

Viewing Arrangements

Strictly by appointment

Contact Details

Anthony House

Anthony Street

Stanley

County Durham

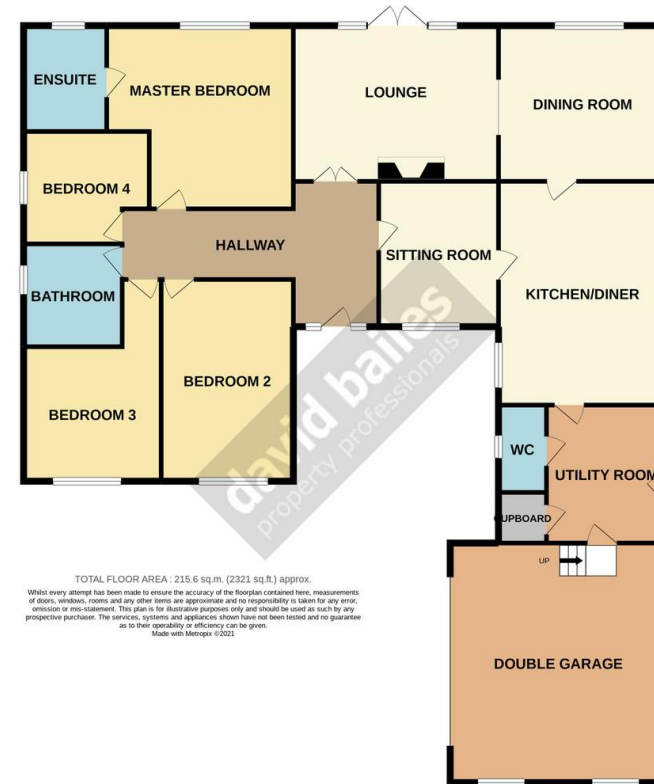
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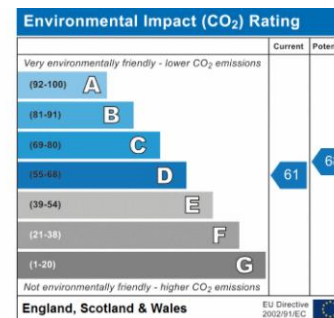
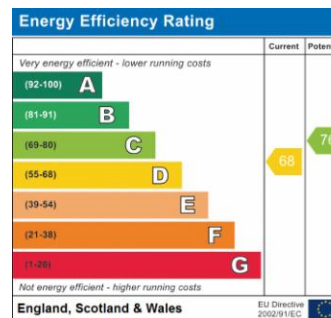
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GROUND FLOOR
215.6 sq.m. (2321 sq.ft.) approx.



TOTAL FLOOR AREA : 215.6 sq.m. (2321 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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