



## 4 bed detached house to buy in

Murray Park, Stanley, Stanley, Durham,  
DH9 0PN

# £320,000

 x 4  x 2  x 2

Tenure

**Freehold**

Double Garage parking

## Property features

- ✓ Four-bedroom detached house
- ✓ NO ONWARD CHAIN
- ✓ Sought-after location
- ✓ Multiple reception rooms including dining room
- ✓ EPC Rating C

## Key Information

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

## Arrange a viewing

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Branch Manager  
Stanley

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Pattinson Estate Agents Stanley are delighted to welcome to the market this spacious four-bedroom detached house, positioned within a well-established residential area of Murray Park, Stanley. The property offers well-proportioned accommodation and is sold with no onward chain. This home provides versatile family living space with multiple reception areas, a ground floor study, and a private rear garden.

The ground floor comprises an entrance hallway with built-in storage, a front-facing lounge with double doors to the dining room, and a large kitchen/diner with French doors to the rear garden. Additional ground floor features include a utility room and a study. To the first floor there are four bedrooms, including a principal bedroom with en-suite facilities, and a family bathroom. Externally, the property benefits from a double driveway, garage, and enclosed rear garden.

Murray Park is a sought-after residential development within Stanley, conveniently positioned for access to local schools, shops, and public transport links. The nearby A693 provides straightforward routes to Chester-le-Street, Consett, and Newcastle, while nearby open spaces and local parks offer recreational opportunities.

Council Tax Band: E

Tenure: Freehold

Price: £320,000

Property Type: Detached House

Parking: Double Garage, Off Street

Year built: 2005

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

Mobile signal coverage: Good

## Entrance / Hallway

Composite part-glazed entrance door leading to hallway with carpet flooring, built-in storage, stairs to first floor, and gas central heating radiator.



## Living Room

*6.04m x 3.98m (19'9" x 13'0")*

Front aspect double glazed window, carpet flooring, gas central heating radiator, gas fire with surround, and double doors opening into the dining room.



## Dining Room

*3.98m x 2.89m (13'0" x 9'5")*

Double glazed French doors opening to the rear garden, carpet flooring, and gas central heating radiator.



## Kitchen / Diner

*6.22m x 4.42m (20'4" x 14'6")*

Rear aspect double glazed window and French doors to the garden. Fitted with wall and base units with roll-top work surfaces, stainless steel 1.5 sink with tiled splashbacks, and integrated appliances including oven, four-ring gas hob with extractor, dishwasher, and fridge freezer. Combi boiler housed within the kitchen. Tiled flooring, recessed lighting, and gas central heating radiator.



## Utility Room

*2.53m x 1.24m (8'3" x 4'0")*

Part-glazed composite door to garden, fitted wall units, plumbing for washing machine, space for tumble dryer, tiled flooring, and gas central heating radiator.



## Study

3.08m x 2.91m (10'1" x 9'6")

Front aspect double glazed windows, gas central heating radiator, and laminate flooring.



## Cloakroom

1.39m x 1.21m (4'6" x 3'11")

Comprising of a pedestal wash hand basin, W/C, extractor, and gas central heating radiator.



## First Floor Landing

Carpet flooring, built-in storage, loft access, and gas central heating radiator.



## Bedroom One

4.20m x 4.02m (13'9" x 13'2")

A very spacious principle bedroom. Front aspect double glazed window, built-in sliding wardrobe, carpet flooring, and gas central heating radiator.



## En-Suite

2.96m x 1.75m (9'8" x 5'8")

Front aspect double glazed window, tiled walls and flooring, shower cubicle with mains shower, pedestal wash hand basin, W/C, recessed lighting, extractor, and gas central heating radiator.



## Bedroom Two

4.22m x 3.18m (13'10" x 10'5")

Front aspect double glazed window, carpet flooring, and gas central heating radiator.



## Bedroom Three

3.33m x 3.18m (10'11" x 10'5")

Rear aspect double glazed window, carpet flooring, and gas central heating radiator.



## Bedroom Four

4.02m x 2.50m (13'2" x 8'2")

Rear aspect double glazed window, carpet flooring, and gas central heating radiator.



## Family Bathroom

2.95m x 1.68m (9'8" x 5'6")

Rear aspect double glazed window, white suite comprising bath, pedestal wash hand basin, and W/C. Fully tiled walls and floor, recessed lighting, extractor fan, and gas central heating radiator.



## Externally

2.95m x 1.68m (9'8" x 5'6")

Front:

Low-maintenance frontage with block-paved path, double driveway providing off-street parking, and access to attached garage. Gated access to rear garden.

Rear:

Low-maintenance enclosed garden with paved patio area, side access, and gated entry.

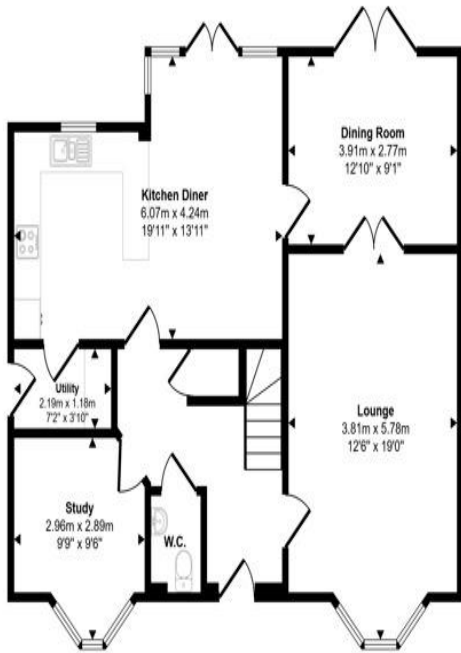


## Detached Double Garage

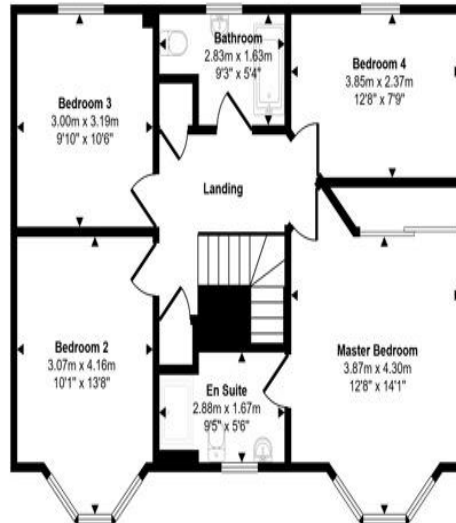
Detached double garage with power and lighting. Accessed by two up and over garage doors.



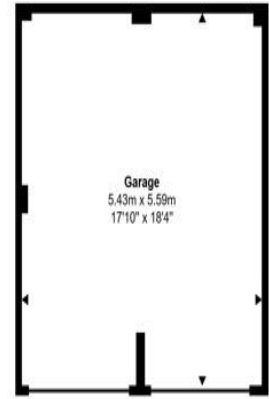
Approx Gross Internal Area  
179 sq m / 1929 sq ft



Ground Floor  
Approx 79 sq m / 848 sq ft



First Floor  
Approx 70 sq m / 754 sq ft



Garage  
Approx 30 sq m / 327 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	82
(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	

Murray Park, Stanley, Stanley, Durham, DH9 0PN

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

**83 Front Street, Stanley, Durham, DH9 0TB, Tel: 01207 236333, stanley@pattinson.co.uk, www.pattinson.co.uk**

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