

3 bed detached house to buy in

Stoney Lane, Beamish, Stanley, Durham, DH9 6RX

£280,000

x 3 x 1 x 2

Tenure

Freehold

Driveway & Garage parking

Property features

- Individually designed detached
- Sought after semi-rural location with open countryside views
- 22ft kitchen/dining room
- Lounge with wood burning stove
- EPC Rating C

Key Information

- Council Tax: Band D
- 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

Mike Aitchison-Hughes
Branch Manager
Stanley

01207 236333
stanley@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Pattinson Estate Agents are pleased to offer for sale this individually designed and built detached house, situated within the sought after semi-rural village of Beamish. Occupying an elevated position with open countryside views, this rarely available property provides spacious family accommodation together with a 21ft garage and additional basement storage. The home is likely to appeal to families and buyers seeking village living within reach of nearby towns and cities.

The accommodation briefly comprises: Entrance Lobby, Lounge with wood burning stove, Inner Lobby, Cloakroom/WC, and a 22ft Kitchen/Dining Room to the ground floor. To the first floor there are three Bedrooms and a family Bathroom/WC. The lower ground floor incorporates a substantial garage and separate void providing useful storage. Externally there is a lawned garden and block paved driveway to the front, with an enclosed landscaped garden to the rear. The property benefits from gas central heating via radiators and uPVC double glazing.

Beamish is a well regarded rural village offering pleasant surroundings and countryside views. The area is accessible to Chester-le-Street, Stanley, Gateshead and Newcastle upon Tyne, making it suitable for commuters. The village itself offers local amenities including public houses and restaurants, together with nearby woodland walks and horse riding opportunities within Beamish Woods. Beamish Museum is also located within the village.

Council Tax Band: D

Tenure: Freehold

Price: £280,000

Property Type: Detached House

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Slate 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: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable

Mobile signal coverage: Good

Entrance Lobby

2.50m x 1.17m (8'2" x 3'10")

Hardwood front entrance door, parquet flooring and double radiator.

Lounge

5.33m x 4.11m (17'5" x 13'5")

Positioned front to rear with uPVC double glazed French windows opening to the rear garden. Wood burning stove set within a brick fireplace, parquet flooring, television point, telephone point and two double radiators.



Inner Lobby

2.54m x 0.90m (8'4" x 2'11")

Parquet flooring, telephone point and staircase leading to the lower ground floor.

Cloakroom/WC

1.47m x 1.17m (4'9" x 3'10")

Fitted with a white suite comprising low level WC and vanity wash basin. Parquet flooring, extractor fan and radiator.



Kitchen/Dining Room

6.68m x 3.00m (21'10" x 9'10")

Spanning front to rear with bow window to the side featuring a stunning view. Fitted with beech effect wall and base units with work surfaces and illuminated cabinets. Electric hob, oven and extractor hood, coloured sink unit with drainer and mixer tap, plumbing for washing machine, parquet flooring and double radiator.



First Floor Landing

Double glazed Velux window, hatch to loft and cupboard housing wall mounted Worcester Bosch combination boiler.

Bedroom One

6.68m x 3.05m (21'10" x 10'0")

Located at the side of the property with fitted wardrobes, plumbing for sink, stunning elevated views and double radiator. An ensuite could easily be added to the room if desired.



Bedroom Two

4.11m x 3.28m (13'5" x 10'9")

Side aspect window with radiator.



Bedroom Three

3.28m x 3.15m (10'9" x 10'4")

Side aspect window with wardrobe over stairs and double radiator.



Family Bathroom

2.29m x 1.90m (7'6" x 6'2")

Situated to the front with feature window, fitted with a white suite comprising panelled bath with shower attachment, pedestal wash basin and low level WC. Electric shower, part tiled walls, extractor fan and double radiator.



Garage

6.65m x 4.11m (21'9" x 13'5")

Full depth of the property. Up and over door, power and lighting, water tap and door to void.

Void Space

6.65m x 4.22m (21'9" x 13'10")

Providing additional storage space.

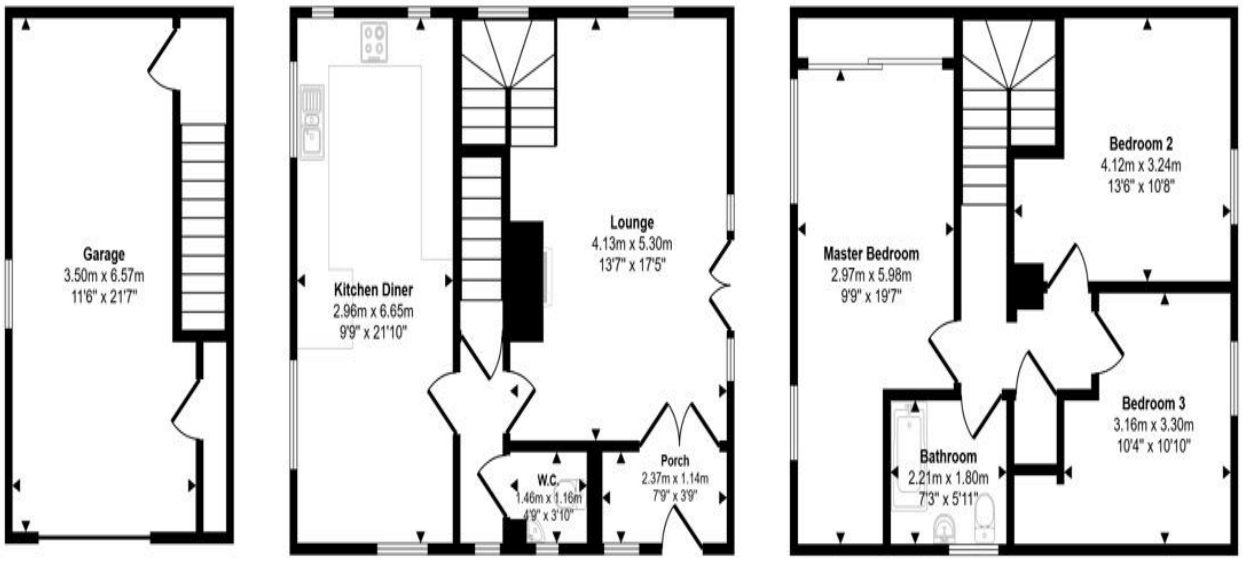
Externally

To the front there is a lawned garden with block paved driveway providing off street parking and access to the garage.

To the rear there is an enclosed landscaped garden incorporating a block paved patio area, stone boundary walls and security lighting.



Approx Gross Internal Area
135 sq m / 1458 sq ft

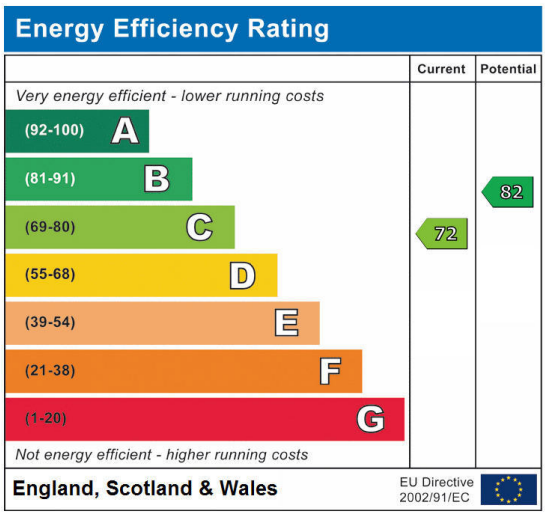


Lower Garage
Approx 27 sq m / 286 sq ft

Ground Floor
Approx 54 sq m / 586 sq ft

First Floor
Approx 55 sq m / 587 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.



Stoney Lane, Beamish, Stanley, Durham, DH9 6RX

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.