


## 3 bed semi-detached house to buy in DH9

Wylam Road, Stanley, Durham, DH9 0EL

# £155,000 Offers over

x 3 x 1 x 1

Tenure

**Freehold**

On Street parking

## Property features

- Three bedrooms
- End terrace
- Gardens to front and rear
- Beautifully refurbished
- EPC Rating C

## Key Information

- Council Tax: Band A
- EPC Rating: C
- Heating supply: Air Source Heat Pump


### Arrange a viewing

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Branch Manager
Stanley

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- Flexible viewing slots
- Accompanied viewings

## Description

We are thrilled to present this beautifully refurbished three-bedroom end terrace house, nestled in the charming neighbourhood of Stanley. This property enjoys a prime location, conveniently close to local amenities and excellent transport links, making it perfect for both families and commuters.

As you step inside, you are welcomed by a spacious entrance hall that flows seamlessly into the inviting lounge, a perfect space for relaxation and entertaining. The modern kitchen diner boasts ample space for family meals and gatherings, complemented by a handy cloakroom WC and a dedicated utility area for added convenience.

The staircase leads you to the first floor, where you will find a generously sized master bedroom, along with two additional well-proportioned bedrooms, ideal for children, guests, or a home office. Completing the upper floor is a stylish family bathroom, designed for comfort and functionality.

Outside, the property is enhanced by delightful gardens to both the front and back, offering a tranquil outdoor space to enjoy the fresh air, entertain, or simply unwind. This home truly combines modern living with convenience, making it a must-see!

Council Tax Band: A

Tenure: Freehold

Price: Offers over £155,000

Property Type: Semi-detached house

Parking: On Street

Heating: Air Source Heat Pump

## Entrance hall



## Cloakroom W/C



## Lounge

*3.63m x 5.01m (11'10" x 16'5")*



## Kitchen

*2.99m x 3.98m (9'9" x 13'0")*



## Utility area

*2.03m x 1.80m (6'7" x 5'10")*

## Master bedroom

*3.36m x 3.93m (11'0" x 12'10")*



## Bedroom two

*2.96m x 3.43m (9'8" x 11'3")*



## Bedroom three

*2.70m x 2.53m (8'10" x 8'3")*



## Bathroom

*2.58m x 1.88m (8'5" x 6'2")*



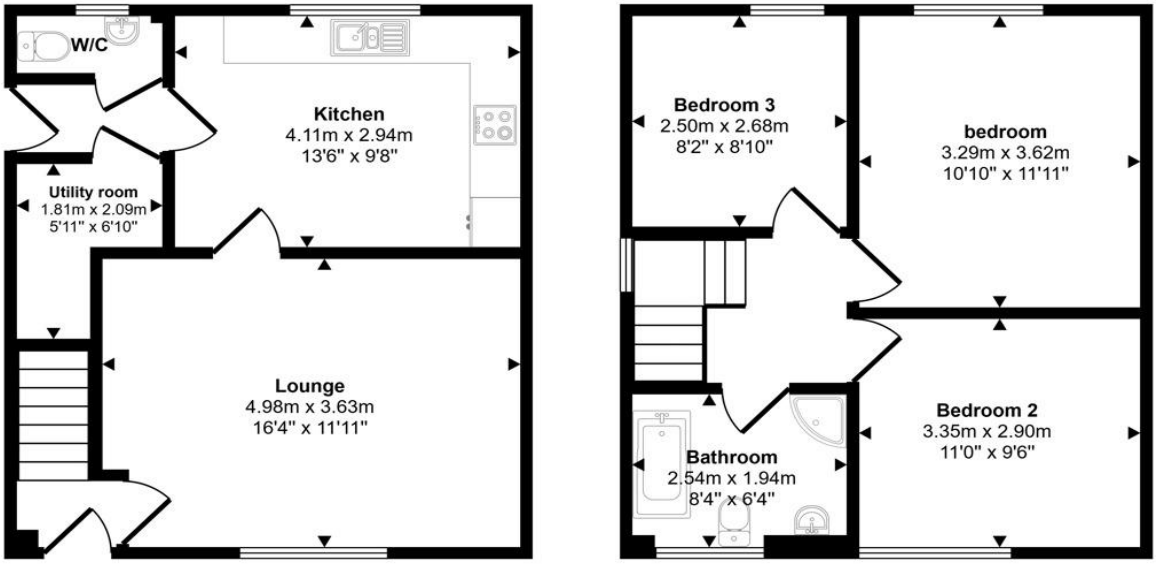
## Rear garden



## Front garden



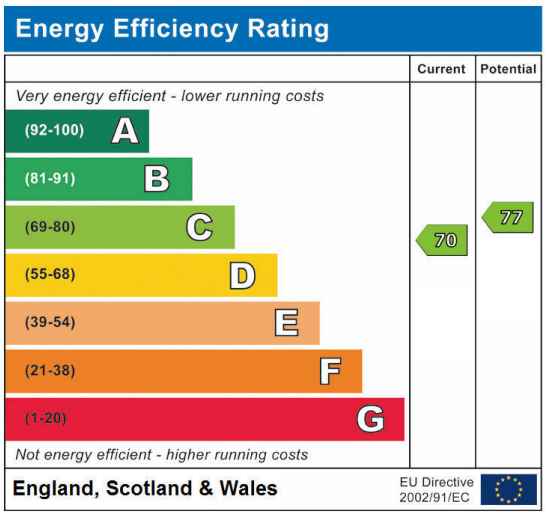
Approx Gross Internal Area
80 sq m / 864 sq ft




Ground Floor
**Approx 40 sq m / 431 sq ft**

First Floor
**Approx 40 sq m / 433 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.




## Wylam Road, Stanley, Durham, DH9 0EL

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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