

4 bed detached house to buy in

Murray Park, Stanley, Durham, DH9 0PN

£275,000

x 4 x 2 x 2

Tenure

Freehold

Double Garage parking

Garden

Property features

- Double Fronted Detached House
- Four Bedrooms
- En-suite Shower
- Two Reception Rooms
- 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

Mike Aitchison-Hughes
Branch Manager
Stanley

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- Flexible viewing slots
- Accompanied viewings

Description

Pattinson Estate Agents are pleased to welcome to the market this four-bedroom detached family home situated within the popular Murray Park development in Stanley. Offering spacious accommodation throughout, the property is likely to appeal to a range of purchasers seeking a well-proportioned family home with multiple reception rooms, a modern kitchen/diner, double garage and enclosed rear garden.

The accommodation briefly comprises an entrance hallway, downstairs WC, lounge, dining room, kitchen/diner and utility room to the ground floor. To the first floor, the landing provides access to four bedrooms, the principal bedroom benefiting from an en-suite shower room, together with a family bathroom. Externally, the property enjoys a lawned front garden and an enclosed low-maintenance rear garden with a double garage and gated access to the rear lane.

Murray Park is a well-established residential development within Stanley, providing convenient access to a range of local amenities including supermarkets, schools, leisure facilities and healthcare services. The property is well positioned for commuting throughout County Durham, Newcastle upon Tyne and surrounding areas via nearby road networks.

Council Tax Band: E

Tenure: Freehold

Price: £275,000

Property Type: Detached House

USPs: Garden, Chain free

Parking: Double Garage, Driveway

Year built: 2006

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: No

Sewerage: Standard UK domestic

Air conditioning: No

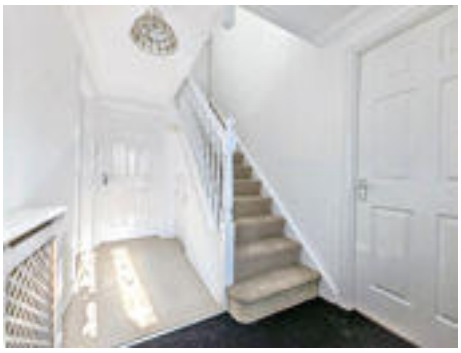
Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

Entrance Hallway

2.01m x 3.67m (6'7" x 12'0")

Accessed via a composite part-glazed entrance door. The hallway benefits from a central heating radiator, built-in storage cupboard, staircase leading to the first floor, carpeted staircase and LVT flooring.



Lounge

3.19m x 5.64m (10'5" x 18'6")

A well-proportioned reception room featuring a double glazed bay window to the front elevation, central heating radiator, electric fire and carpeted flooring.



Kitchen/Diner

3.55m x 6.39m (11'7" x 20'11")

Fitted with a range of wall and base units incorporating roll-top work surfaces, tiled splashbacks and a central island. Features include a one-and-a-half bowl inset stainless steel sink with drainer and mixer tap, integrated electric oven, four-ring electric hob with extractor hood, integrated dishwasher and integrated fridge freezer. Recessed lighting, central heating radiator and LVT flooring complete the space. Double glazed window to the rear elevation and French doors providing direct access to the rear garden.



Dining Room

2.59m x 4.40m (8'5" x 14'5")

Double glazed bay window to the front elevation, central heating radiator and laminate flooring, providing additional reception or dining space.



Utility Room

1.55m x 2.34m (5'1" x 7'8")

Fitted with additional wall units and roll-top work surface. Plumbing for a washing machine and space for a tumble dryer. Combi boiler, central heating radiator and tiled flooring. Double glazed windows to the side and rear elevations together with a part-glazed UPVC door providing access to the garden.



Downstairs WC

1.75m x 1.10m (5'8" x 3'7")

Fitted with a ground floor WC with wall-mounted wash hand basin. Central heating radiator and tiled flooring.



First Floor Landing

Double glazed window to the front elevation, central heating radiator, built-in storage cupboard, loft access and carpeted flooring.



Bedroom One

3.26m x 3.33m (10'8" x 10'11")

Double glazed window to the front elevation, central heating radiator, fitted sliding-door wardrobe and carpeted flooring.



En-suite

1.51m x 1.95m (4'11" x 6'4")

Comprising a low-level WC, pedestal wash hand basin and shower cubicle with mains-fed shower. Double glazed window to the side elevation, central heating radiator, recessed lighting, extractor fan, tiled walls and vinyl flooring.



Bedroom Two

2.61m x 4.25m (8'6" x 13'11")

Double glazed window to the front elevation, central heating radiator, built-in wardrobe and carpeted flooring.



Bedroom Three

2.79m x 2.94m (9'1" x 9'7")

Double glazed window to the rear elevation, central heating radiator, built-in wardrobe and carpeted flooring.



Bedroom Four

2.39m x 2.98m (7'10" x 9'9")

Double glazed window to the rear elevation, central heating radiator and carpeted flooring.



Family Bathroom

2.10m x 1.68m (6'10" x 5'6")

Fitted with a white suite comprising a low-level WC, pedestal wash hand basin and panelled bath with mains-fed shower over. Double glazed window to the rear elevation, central heating radiator, recessed lighting, extractor fan, tiled walls and vinyl flooring.



Externally

Front
Lawned garden with paved pathway leading to the entrance door and external lighting.

Rear
Enclosed low-maintenance garden incorporating large paved and decked patio areas, stone borders and an external water supply. Gated access leads to the rear lane and the property's double garage.



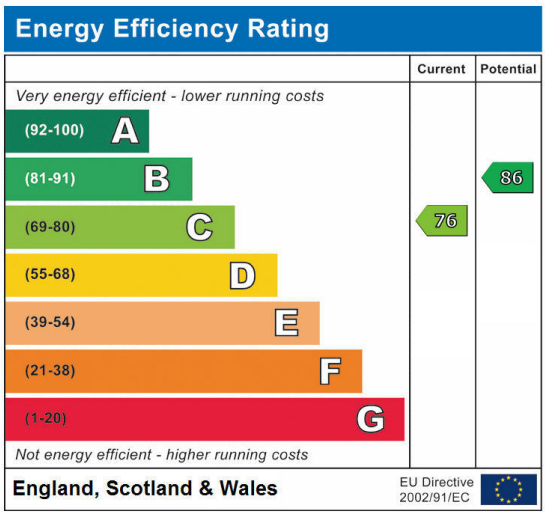
Approx Gross Internal Area
115 sq m / 1240 sq ft



Ground Floor
Approx 59 sq m / 635 sq ft

First Floor
Approx 56 sq m / 605 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.



Murray Park, Stanley, Durham, DH9 0PN

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

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