


## 3 bed terraced house to buy in

Kirkfield Gardens, Stanley, Durham, DH9 8SB

# £45,000 Guide Price

x 3 x 1 x 1

Tenure

**Freehold**

On Street parking

Garden

## Property features

- For sale VIA AUCTION
- Three Bedrooms
- Spacious Lounge and
- Front and Rear Gardens
- Family Shower Room and Separate W/C

## Key Information

- Council Tax: Band A
- 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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- Flexible viewing slots
- Accompanied viewings

## Description

Pattinson Estate Agents Stanley are pleased to welcome to the sales market VIA AUCTION this three-bedroom property, situated on Kirkfield Gardens in Stanley. Offering spacious accommodation across two floors, with gardens to both the front and rear, this property presents an excellent opportunity for a range of purchasers, including first-time buyers, growing families and those looking for a home with generous living space.

The ground floor accommodation comprises an entrance hallway with stairs leading to the first floor, a spacious lounge with windows to both the front and rear aspects, and a kitchen/diner providing ample space for everyday cooking and dining. The kitchen is fitted with a range of wall and base units and benefits from direct access to the rear garden.

To the first floor are three bedrooms, two of which overlook the front of the property, with the third enjoying views to the rear. The accommodation is completed by a family shower room and a separate W/C, offering additional convenience for family living.

Externally, the property benefits from gardens to both the front and rear. The front garden is predominantly laid to lawn with decorative borders and a paved pathway, whilst the enclosed rear garden offers a lawned area, paved patio and gated access to the rear lane.

We have been advised by the current owner that the property benefits from a new central heating system fitted within the last five years and new windows fitted within the last ten years.

Situated within the established residential area of Kirkfield Gardens, the property is conveniently positioned for access to Stanley town centre and its range of everyday amenities, including supermarkets, independent shops, cafés and other local services. The surrounding area offers access to local schools, leisure facilities and recreational spaces, making it a practical location for families and a range of other purchasers. Stanley also benefits from public transport connections to surrounding towns and cities, including Durham, Chester-le-Street and Newcastle upon Tyne, whilst the wider road network provides convenient access across the North East.

Early viewing is recommended to appreciate the accommodation and outdoor space this property has to offer.

Council Tax Band: A

Tenure: Freehold

Price: Guide Price £45,000

Property Type: Terraced House

USPs: Garden, Requires updating, Chain free

Parking: On Street

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

Accessed via a partially glazed UPVC entrance door, the hallway provides access to the ground floor accommodation and stairs leading to the first floor. The flooring is carpeted.

## Lounge

*5.93m x 3.46m (19'5" x 11'4")*

A spacious reception room benefiting from double glazed windows to both the front and rear aspects, allowing natural light to enter throughout the day. The room features a gas fire, central heating radiator, built-in storage and carpeted flooring.



## Kitchen / Diner

*5.90m x 2.58m (19'4" x 8'5")*

The kitchen/diner is fitted with a range of wall and base units, complemented by roll-top work surfaces and tiled splashbacks. There is a stainless steel one-and-a-half bowl sink, a freestanding electric oven with extractor above, plumbing for a washing machine and space for a fridge freezer.

Double glazed windows to both the front and rear aspects provide natural light, whilst a UPVC door offers direct access to the rear garden. Additional features include a central heating radiator and laminate flooring.



## First Floor Landing

The first floor landing provides access to the bedrooms, family shower room and separate W/C. There is a double glazed window overlooking the rear aspect, access to the loft space and carpeted flooring.

## Bedroom One

*4.17m x 3.10m (13'8" x 10'2")*

A bedroom positioned to the front of the property, benefiting from a double glazed window and central heating radiator.



## Bedroom Two

*4.03m x 3.05m (13'2" x 10'0")*

A further bedroom overlooking the front aspect, featuring a double glazed window, central heating radiator, built-in storage and carpeted flooring.



## Bedroom Three

*2.81m x 2.57m (9'2" x 8'5")*

The third bedroom is positioned to the rear of the property and benefits from a double glazed window and central heating radiator.



## Family Shower Room

*1.74m x 1.67m (5'8" x 5'5")*

The family shower room is fitted with a shower cubicle with mains-fed shower and a wash hand basin set within a vanity unit. The room features wall cladding, luxury vinyl tile flooring, recessed ceiling lighting, extractor fan and central heating radiator. A double glazed window overlooks the rear aspect.



## Separate W/C

*1.20m x 0.74m (3'11" x 2'5")*

A separate W/C with a double glazed UPVC window to the rear aspect.



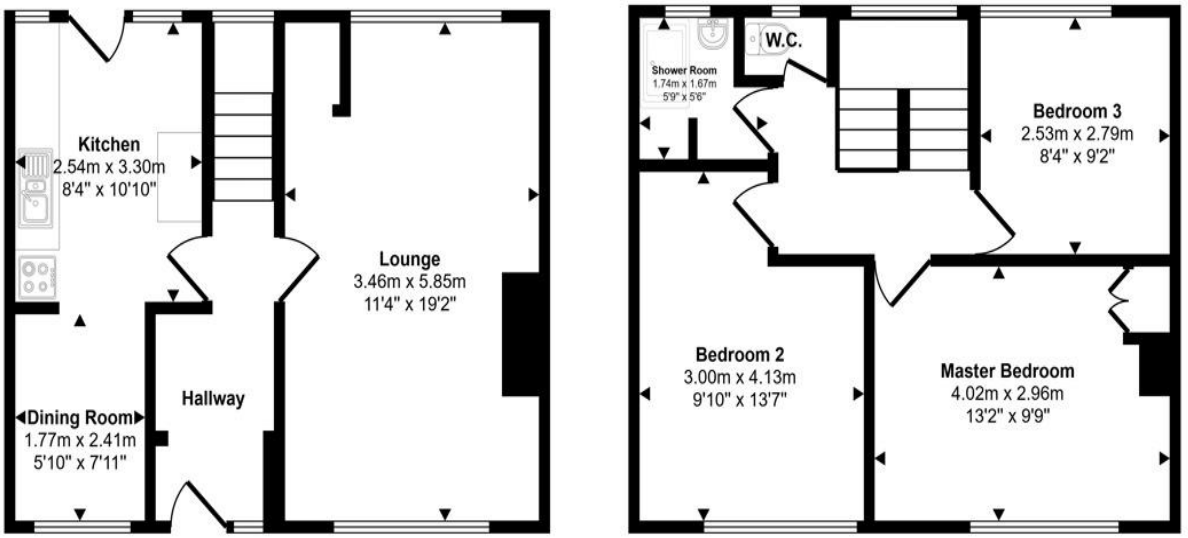
## Externally

To the front of the property is a lawned garden with decorative planted borders and a paved pathway leading to the entrance. Gated access is also provided.

The rear garden offers a combination of lawned and paved patio areas, providing space for outdoor seating and recreation. There is an external water supply and gated access leading to the rear lane.



Approx Gross Internal Area
84 sq m / 908 sq ft




Ground Floor
**Approx 42 sq m / 450 sq ft**

First Floor
**Approx 43 sq m / 458 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.

Kirkfield Gardens, Stanley, Durham, DH9 8SB

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

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