



## 2 bed semi-detached bungalow to buy in DH9

Hazel Terrace, Craghead, Stanley, Durham, DH9 6DB

# £125,000

 x2  x1  x1

Tenure

**Freehold**

## Property features

- ✓ NO ONWARD CHAIN
- ✓ Brand New Kitchen
- ✓ Semi-Detached Bungalow
- ✓ Two Bedrooms
- ✓ Off Street Parking

Driveway parking

## 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

Mike Hughes  
Branch Manager  
Stanley

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Pattinson Estate Agents are delighted to offer for sale this well-presented two-bedroom semi-detached bungalow situated on Hazel Terrace, Craghead, Stanley. Offering spacious single-level living accommodation, the property benefits from a modern kitchen/diner, driveway, front and rear gardens, and excellent access to local amenities and transport links.

The accommodation briefly comprises a porch, entrance hallway, lounge, kitchen/diner, two well-proportioned bedrooms, and a family bathroom. Externally, the property benefits from a lawned front garden with driveway providing off-street parking, while to the rear there is a generous enclosed garden with a large lawn, external storage and water supply.

Hazel Terrace is located within the village of Craghead, near Stanley, County Durham. The area offers a range of local amenities including shops, schools, healthcare facilities and leisure amenities. Stanley town centre is only a short distance away, providing further retail and recreational facilities. The property is ideally situated for commuters, with excellent road links to Durham, Newcastle upon Tyne, Gateshead and surrounding areas via the A693 and A1(M). Regular public transport services also operate throughout the area.

Council Tax Band: A

Tenure: Freehold

Price: £125,000

Property Type: Semi-detached Bungalow

Parking: Driveway

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, Air Source Heat Pump

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 Porch

2.39m x 1.13m (7'10" x 3'8")

UPVC part glazed entrance door, double glazed windows and laminate flooring. Door leading to the entrance hallway.



## Entrance Hallway

GCH radiator, laminate flooring and loft access.

## Lounge

3.80m x 4.11m (12'5" x 13'5")

Double glazed front aspect, GCH radiator, built-in storage cupboard, electric fire with feature surround and laminate flooring. Combi boiler housed within storage cupboard.



## Kitchen / Diner

2.98m x 3.55m (9'9" x 11'7")

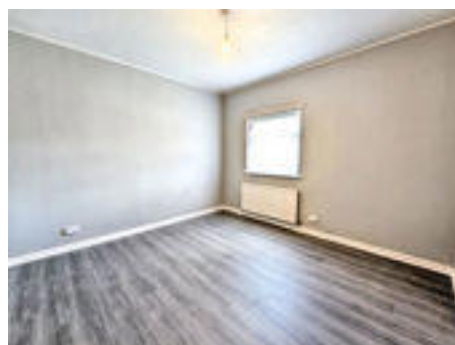
Double glazed rear aspect window and part-glazed UPVC door providing access to the rear garden. Fitted with a range of wall and base units with roll top work surfaces, inset stainless steel sink with mixer tap and drainer, tiled splashbacks, integrated microwave, electric oven and four-ring electric hob. Plumbing for a washing machine, space for a fridge freezer, breakfast bar, GCH radiator and laminate flooring.



## Bedroom One

3.79m x 3.47m (12'5" x 11'4")

Double glazed front aspect window, GCH radiator and laminate flooring.



## Bedroom Two

2.93m x 3.56m (9'7" x 11'8")

Double glazed rear aspect window, GCH radiator and laminate flooring.



## Family Bathroom

1.97m x 1.80m (6'5" x 5'10")

Double glazed rear aspect window. Fitted with a white suite comprising WC, pedestal wash hand basin and shower cubicle with electric shower. Features include wall cladding, laminate flooring, GCH radiator and chrome towel radiator.



## External Front

Lawned garden with pathway leading to the entrance and driveway providing off-street parking.

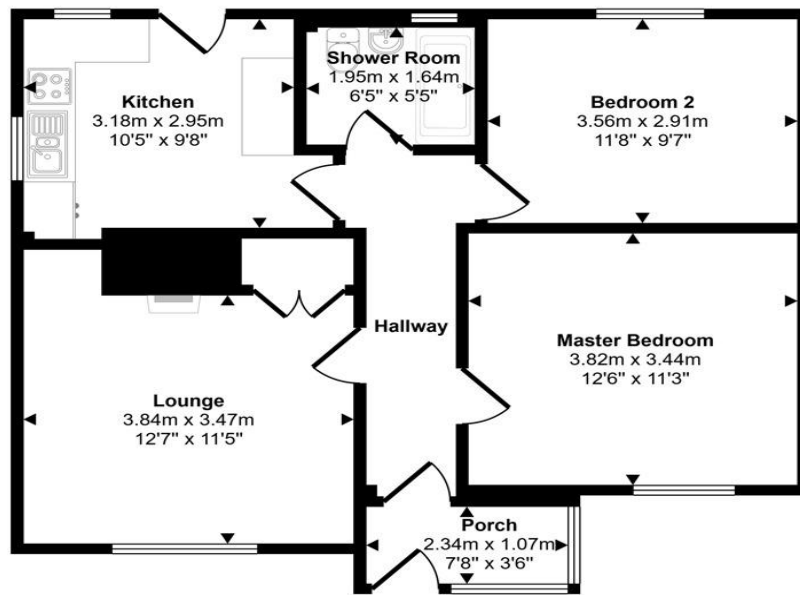


## External Rear

Enclosed rear garden with pathway, large lawned area, external water supply and useful external storage.



Approx Gross Internal Area  
65 sq m / 697 sq ft



Floorplan

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.

Hazel Terrace, Craghead, Stanley, Durham, DH9 6DB

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

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