



3 bed semi-detached house to buy in DH9

Hollyhill Gardens West, Stanley, Durham,
DH9 6NJ

£75,000

 x 3  x 1  x 1

Tenure

Freehold

Property features

- ✓ No Onward Chain
- ✓ Three Bedrooms
- ✓ Semi Detached
- ✓ Front and rear gardens
- ✓ EPC Rating C

On Street parking

Garden

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

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 three-bedroom semi-detached home situated within the popular and established residential area of Hollyhill Gardens West, Stanley. Offering well-sized accommodation throughout and presenting huge potential for modernisation and improvement, the property is likely to appeal to a range of buyers including families, first-time buyers and investors, with the added opportunity to create off-street parking to the front.

On the ground floor, the property opens into an entrance hallway leading through to a lounge to the rear, complete with electric fire as a focal point. The kitchen room is fitted with a range of wall and base units with roll-top worktops and an inset stainless steel sink, with space for a freestanding oven and fridge freezer. A separate utility room provides useful everyday practicality with plumbing for a washing machine and space for a tumble dryer, accessed via a composite door, while a ground floor cloakroom/WC completes the lower level.

To the first floor, the landing benefits from built-in storage and loft access, housing the combi boiler. Three bedrooms are offered — two to the rear and one to the front — each with built-in storage, complemented by a family bathroom fitted with a pedestal wash hand basin, WC, and bath with shower over, set against part-tiled walls.

Externally, the property benefits from a lawned front garden with a paved path and gated access, and a lawned rear garden with gated side access and a brick storage shed, providing a practical and private outdoor space.

Hollyhill Gardens West is situated within a popular and established residential area of Stanley, conveniently positioned for a range of everyday amenities. Stanley town centre is within easy reach, offering a good selection of shops, supermarkets, leisure facilities and services, while nearby schools include South Stanley Junior School and South Stanley Infant and Nursery School. Excellent local bus connections serve the area, and the location provides convenient road access to Chester-le-Street, Durham, Newcastle and the wider North East, making it a practical choice for commuters.

Council Tax Band: A

Tenure: Freehold

Price: £75,000

Property Type: Semi-detached house

USPs: Garden

Parking: On Street

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

Entrance Hallway

The entrance hallway is accessed via a part-glazed composite front door and features stairs rising to the first floor and a central heating radiator, with vinyl flooring underfoot.

Lounge

6.94m x 3.78m (22'9" x 12'4")

The lounge is positioned to the rear of the property with a double-glazed rear-aspect window and features a central heating radiator and an electric fire.



Kitchen

3.19m x 2.44m (10'5" x 8'0")

The kitchenroom has a double-glazed front-aspect window and is fitted with a range of wall and base units with a roll-top worktop and inset stainless steel sink with mixer tap. There is space for a freestanding oven and fridge freezer, a central heating radiator, and vinyl flooring throughout.



Utility

2.43m x 1.72m (7'11" x 5'7")

The utility room is accessed via a composite door and has a double-glazed front-aspect window, base units, plumbing for a washing machine, space for a tumble dryer, a central heating radiator, and vinyl flooring.



Cloakroom

1.73m x 1.30m (5'8" x 4'3")

The ground floor cloakroom/WC is fitted with a pedestal wash hand basin and WC, served by a central heating radiator, and has a double-glazed window to the side aspect and vinyl flooring.



First Floor Landing

The first floor landing has a double-glazed front-aspect window and benefits from built-in storage and loft access, with the combi boiler also housed here.

Bedroom One

3.61m x 3.11m (11'10" x 10'2")

Bedroom one is a double-glazed rear-aspect room with a central heating radiator and the benefit of built-in storage.



Bedroom Two

3.00m x 3.23m (9'10" x 10'7")

Bedroom two also overlooks the rear via a double-glazed window and includes a central heating radiator and built-in storage.



Bedroom Three

2.70m x 2.45m (8'10" x 8'0")

Bedroom three is positioned to the front of the property with a double-glazed window, central heating radiator and built-in storage.



Family Bathroom

2.36m x 1.67m (7'8" x 5'5")

The family bathroom is fitted with a pedestal wash hand basin, WC, and bath with shower over, set against part-tiled walls, and is served by a central heating radiator, with a double-glazed side-aspect window providing natural light.



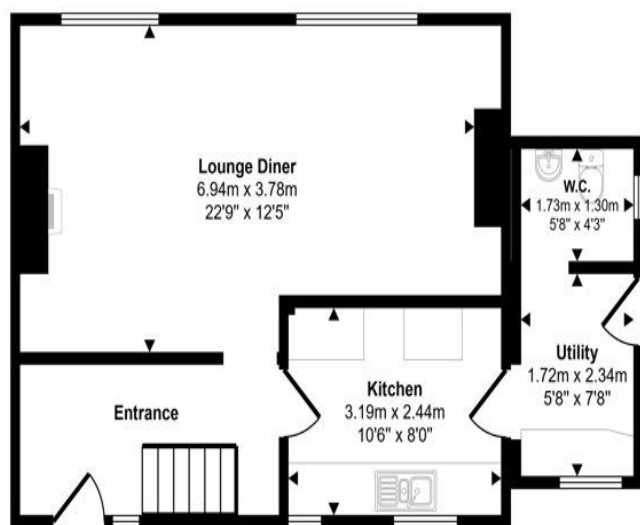
Externally

To the front, the property has a lawned garden with a paved path and gated access, offering potential for the creation of off-street parking.

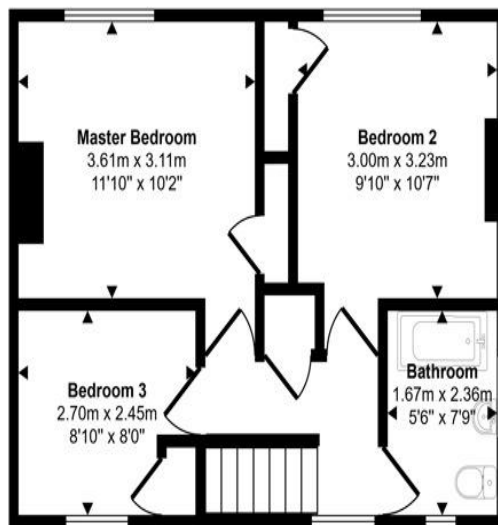
The rear garden is laid to lawn and benefits from gated side access and a brick storage shed, providing a practical and private outdoor space.



Approx Gross Internal Area
91 sq m / 979 sq ft



Ground Floor
Approx 49 sq m / 530 sq ft



First Floor
Approx 42 sq m / 449 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	71	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Hollyhill Gardens West, Stanley, Durham, DH9 6NJ

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

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