



### 3 bed terraced house to buy in

Constable Close, Stanley, Durham, DH9 6TE

# £110,000

 x3  x1  x1

Tenure

**Freehold**

### Property features

- ✓ NO ONWARD CHAIN
- ✓ Central Location
- ✓ Separate Utility Room
- ✓ 3 Spacious Bedrooms
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Pattinson Estate Agents are pleased to welcome to the market this three bedroom semi-detached property located on Constable Close in Stanley, County Durham. Offered with no onward chain, the property provides a practical internal layout with well-proportioned living accommodation and a low maintenance rear garden, making it suitable for a range of buyers including first-time purchasers, families and investors.

The accommodation briefly comprises an entrance leading into a kitchen positioned to the front of the property, with an opening through to the dining room. To the rear there is a lounge with French doors providing access to the garden. A separate utility room is also located on the ground floor.

To the first floor, the landing provides access to three bedrooms and the family bathroom. Bedrooms one and two both benefit from built-in wardrobes with sliding doors, while bedroom one also has access to an en-suite facility. The family bathroom includes both a bath and a separate shower cubicle.

Externally, the property benefits from a low maintenance rear garden with paved pathways.

Constable Close is situated within Stanley, County Durham, offering access to a range of local amenities including shops, schools and leisure facilities. The area is well placed for road links to surrounding towns and cities including Durham, Chester-le-Street and Newcastle upon Tyne.

Council Tax Band: A

Tenure: Freehold

Price: £110,000

Property Type: Terraced House

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, FTTP (fibre to the premises)

Mobile signal coverage: Good

## Lounge

4.29m x 3.62m (14'0" x 11'10")

Double glazed to the rear aspect with French doors providing access to the rear garden. Gas fire and carpeted flooring.



## Dining Room

3.46m x 2.46m (11'4" x 8'0")

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



## Kitchen

2.75m x 2.37m (9'0" x 7'9")

Double glazed window to the front aspect, gas central heating radiator, fitted wall and base units with roll top work surfaces incorporating a stainless steel inset sink unit. Space for a free-standing oven with extractor above. Opening through to the dining room.



## Utility Room

3.64m x 1.87m (11'11" x 6'1")

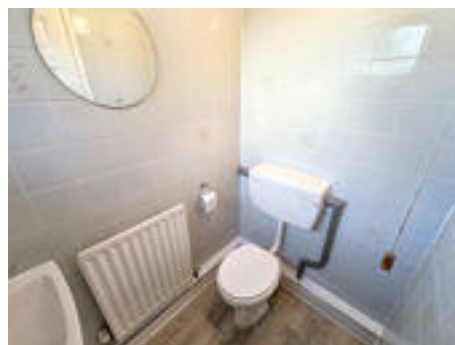
Double glazed window to the front aspect with base units, plumbing for a washing machine and space for a tumble dryer. Vinyl flooring.



## Cloakroom

1.47m x 1.19m (4'9" x 3'10")

Comprising WC and wash hand basin with vinyl flooring.



## First Floor Landing

Double glazed window to the front aspect and carpeted flooring. Storage cupboard housing combi boiler.

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### Bedroom One

4.16m x 3.37m (13'7" x 11'0")

Double glazed window to the rear aspect, gas central heating radiator, built-in wardrobe with sliding doors and carpeted flooring.



### Bedroom Two

3.62m x 3.38m (11'10" x 11'1")

Double glazed window to the rear aspect, gas central heating radiator, built-in wardrobe with sliding doors and carpeted flooring.



### Bedroom Three

2.94m x 2.24m (9'7" x 7'4")

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



### Family Bathroom

3.04m x 1.87m (9'11" x 6'1")

Double glazed window to the front aspect. Suite comprising WC, pedestal wash hand basin, bath and separate mains-fed shower cubicle. PVC clad walls, vinyl flooring, gas central heating radiator and extractor fan.



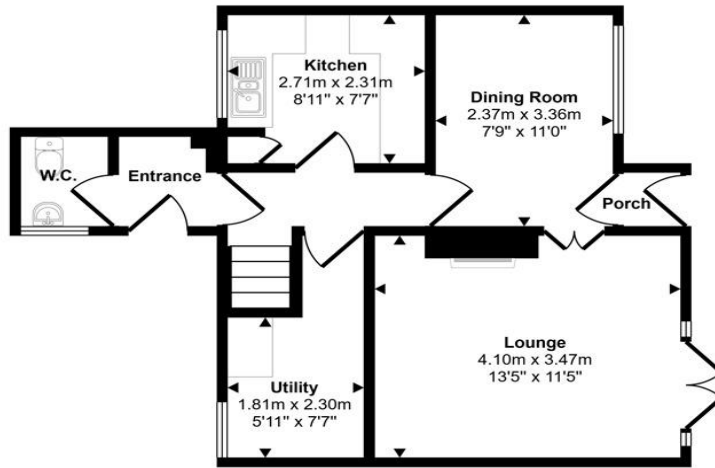
## Externally

Rear Garden

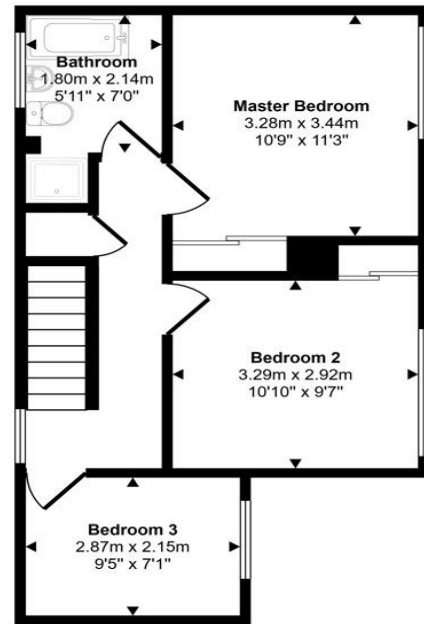
Low maintenance rear garden with paved pathways. Gated access to parking area.



Approx Gross Internal Area  
88 sq m / 949 sq ft



Ground Floor  
Approx 45 sq m / 479 sq ft



First Floor  
Approx 44 sq m / 470 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) <b>A</b>			
(81-91) <b>B</b>			<b>S4</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Constable Close, Stanley, Durham, DH9 6TE

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

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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