



## Murray Park | Stanley | Co. Durham | DH9 0PN

Available with NO UPPER CHAIN, this impressive four-bedroom detached double-fronted family home occupies one of the best plots within this modern development close to Stanley town centre. Offering spacious and versatile accommodation ideal for family living, the property briefly comprises an entrance hallway, generous lounge, separate family room/formal dining room, a spacious kitchen/diner, utility room and cloakroom/WC. To the first floor are four well-proportioned bedrooms, including a master bedroom with en-suite shower room, plus a modern family bathroom. Externally the property benefits from gardens to the front and rear, a detached double garage and a large driveway providing secluded off-street parking. Further features include gas combi central heating, full uPVC double glazing, freehold tenure, Council Tax Band E and EPC rating C (76). Viewing highly recommended to appreciate the size, position and quality of accommodation on offer.

£300,000

- NO UPPER CHAIN
- Four bedroom detached family home
- Gardens to front and rear
- One of the best plots on the estate
- Detached double garage and large driveway



## Property Description

### HALLWAY

11' 4" x 6' 9" (3.47m x 2.06m) Double glazed entrance door to hallway. Stairs with turned newel post, spindles and under-stair storage cupboard. Single radiator with cover and shelving, coving, LVT flooring, wall mounted thermostat and doors leading to the lounge, formal dining room/family room and kitchen/diner.

### LOUNGE

15' 5" x 10' 5" (4.71m x 3.20m) Bay window with uPVC double glazed windows, double radiator, coving, telephone points and TV digital aerial.

### FORMAL DINING ROOM

11' 4" x 8' 6" (3.46m x 2.60m) Bay window with uPVC double glazed windows, double radiator, coving and laminate flooring.

### KITCHEN/DINER

A spacious room overlooking the rear garden.

### KITCHEN AREA

11' 7" x 11' 1" (3.54m x 3.38m) A contemporary kitchen fitted with a good range of white high gloss wall and base units with concealed surface lighting onto laminate worktops and tiled splash-backs. Integrated Neff fan assisted double oven/grill with a halogen hob and illuminated extractor canopy over. Further concealed integrated appliances include a Zanussi fridge, freezer and Beko dishwasher. Stainless steel sink with vegetable drainer and mixer tap with uPVC double glazed window above overlooking the garden. Display cabinets, built in wine rack, inset spotlights, double radiator, inset spotlights and LVT flooring. There is a door which leads to the utility room and a large opening to the dining area.

### DINING AREA

11' 3" x 9' 11" (3.43m x 3.04m) uPVC double glazed windows and twin French doors which open onto the rear garden. LVT flooring, single radiator with cover and a TV aerial.

### UTILITY ROOM

7' 8" x 5' 0" (2.36m x 1.54m) Laminate worktop and tiled splash-back with space underneath (with plumbing) for a washing machine and also for a tumble dryer. uPVC double glazed window, tiled floor, double glazed side exit door, wall unit conceals the central heating combi boiler. Extractor fan, single radiator and a door leads to the cloakroom/WC.

### CLOAKROOM/WC

3' 8" x 5' 0" (1.12m x 1.54m) A white suite with a wash hand basin and tiled splash-back plus a low level WC. Tiled floor, extractor fan, tiled floor, shelving and a single radiator.

### FIRST FLOOR

#### LANDING

A spacious landing with room for a study area. Turned newel post balustrade and spindles, loft access hatch with pull down loft ladder for access to partially boarded storage area. Built-in storage cupboards. uPVC double glazed window and a single

radiator. Doors lead off to all bedrooms and the family bathroom

#### MASTER BEDROOM (TO THE FRONT)

10' 4" x 10' 8" (3.15m x 3.27m) Fitted sliding mirrored wardrobe with hanging rail and shelf, single radiator, uPVC double glazed window and a TV aerial point. Door leads to the en-suite.

#### EN-SUITE

4' 11" x 6' 5" (1.52m x 1.96m) Enclosed shower with folding glazed doors and thermostatic mains-fed shower, pedestal wash basin, low level WV, part tiled walls, white ladder style towel radiator, shaver socket, uPVC double glazed window, extractor fan and inset spotlights.

#### BEDROOM 2 (TO THE FRONT)

11' 5" x 8' 7" (3.48m x 2.63m) Free standing wardrobe with hanging rail and shelf, single radiator and a uPVC double glazed window.

#### BEDROOM 3 (TO THE REAR)

9' 8" (maximum) x 9' 2" (2.96m x 2.80m) Free standing wardrobe with hanging rail and shelf, telephone point, single radiator and a uPVC double glazed window.

#### BEDROOM 4 (TO THE REAR)

7' 9" x 9' 10" (2.38m x 3.00m) Single radiator, telephone point and a uPVC double glazed window.

#### BATHROOM

5' 6" x 6' 11" (1.68m x 2.11m) A white suite featuring a panelled bath with shower fitment, curtain and rail, fully tiled walls, pedestal wash basin, low level WC, single radiator, uPVC double glazed window, extractor fan, shaver socket and spotlights.

#### EXTERNAL

##### TO THE FRONT

Twin lawn enclosed by hedging and fencing. Paved patio

pathway extends to the side leading to a side gate to the rear.

##### TO THE REAR

A spacious garden which has been well-maintained over the years and is currently set up for low maintenance gardening. There is a large paved patio extending to the side, feature timber decking with plenty of room for seating inside a roped area. Raised flower/vegetable bed, timber shed, power point, cold water supply tap and lighting. Rear gate gives access to the driveway and detached double garage.

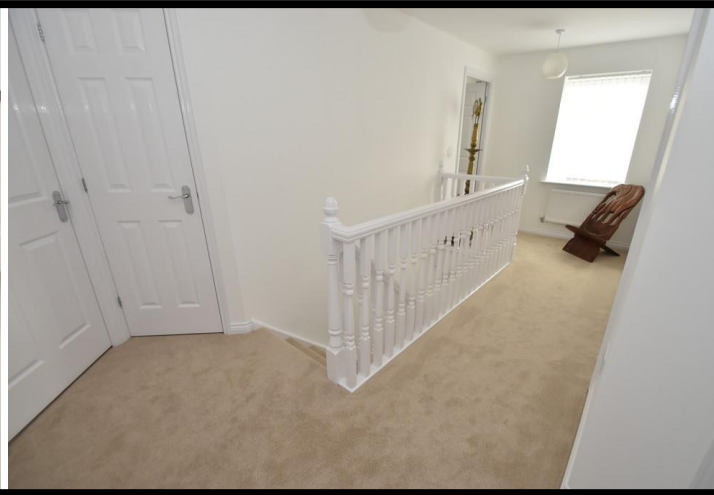
##### GARAGE AND DRIVEWAY

19' 0" x 17' 10" (5.81m x 5.44m) There is a large block paved driveway to the side leading around to the rear off street parking for two vehicles and the detached double garage. The garage has twin up and over doors, power points, lighting and storage within the eaves.

##### ENERGY EFFICIENCY

EPC rating C (76). Please speak to a member of staff for a





copy of the full Energy Performance Certificate.

#### TENURE & COUNCIL TAX & UTILITIES

We understand that the property is freehold. The property is in Council Tax band E. The property is connected with a mains gas, water and electricity supply and is connected to the mains drainage.

#### MINING

The property is located within a former mining area.

#### BROADBAND SPEEDS

According to Ofcom the following broadband speeds are available. We would recommend contacting a supplier to get the most accurate and up to date data.

Broadband (estimated speeds)

Standard	16 mbps
Super-fast	96 mbps
Ultra-fast	1800 mbps

#### MOBILE PHONE COVERAGE

According to Ofcom based on customers' experience in the DH9 area, below shows the chance of being able to stream video, make a video call, or quickly download a web-page with images to your phone when you have coverage. It's the likelihood of you being able to get this performance within the postal district depending on the network you are using. Performance scores should be considered as a guide since there can be local variations. This shows the percentage of measurements across your postal district over the last 12 months that can successfully stream video or make a video call if they have coverage.

O2 (77%), Vodafone (74%), Three (72%), EE (63%)

#### VIEWINGS

We have created a walk-through virtual tour which can be viewed on our YouTube channel, our website, property portals and our social media accounts such as Facebook, X and Instagram. There is also a 360 degree tour available on our

website. To arrange a viewing please contact the office.

#### MAKING AN OFFER

Please note that all offers will require financial verification including mortgage agreement in principle, proof of deposit funds, proof of available cash and full chain details including selling agents and solicitors down the chain. Under New Money Laundering Regulations we require proof of identification from all buyers before acceptance letters are sent and solicitors can be instructed.

#### AGENTS NOTE

Whilst we endeavour to make our particulars accurate and reliable, they should not be relied on as a statement or representations of fact, and do not constitute any part of an offer or contract. The Vendor does not make or give, nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We have not checked or tested any appliances mentioned (including heating systems or electrical fittings) therefore working order cannot be confirmed. All measurements are given to the nearest 5cm.



## Tenure

Freehold

## Council Tax Band

E

## Viewing Arrangements

Strictly by appointment

## Contact Details

Anthony House

Anthony Street

Stanley

County Durham

DH9 8AF

[www.davidbailes.co.uk](http://www.davidbailes.co.uk)

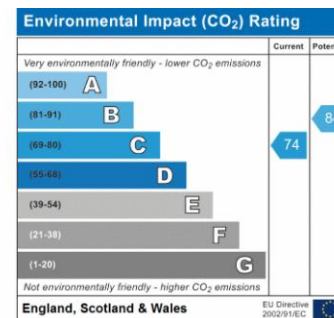
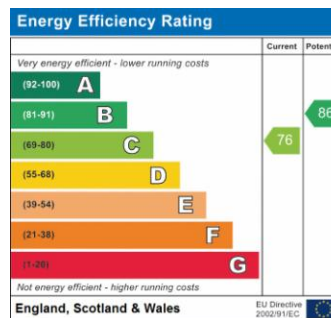
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TOTAL APPROX. FLOOR AREA 115.1 SQ.M. (1239 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



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