



3 bed semi-detached house to buy in DH9

British Legion Homes, Annfield Plain,
Stanley, Durham, DH9 7HU

£165,000 Starting Bid

 x 3  x 1  x 2

Tenure

Freehold

Property features

- ✓ FOR SALE BY AUCTION
- ✓ Three Bedroom
- ✓ Semi Detached House
- ✓ Substantial Garages
- ✓ EPC Rating D

Driveway & Garage parking

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 bring to the market VIA AUCTION this three-bedroom semi-detached home WHICH INCLUDES an exceptional GARAGE SPACE. The property offers well-proportioned accommodation throughout and a particularly notable external feature that sets it apart from comparable properties in the area. With versatile space inside and an exceptional garage setup to the rear, this home is sure to appeal to a wide range of buyers.

On the ground floor, the entrance hallway leads through to a comfortable lounge to the front, where patio doors open directly to the rear garden. A separate dining room provides a dedicated space for family meals and includes useful built-in storage, while the kitchen is fitted with a range of wall and base units beneath roll-top worktops, complemented by tiled splashbacks, a 1.5 bowl stainless steel sink, four-ring gas hob and electric oven.

To the first floor, three bedrooms are served by a central landing, with the principal bedroom benefiting from a built-in wardrobe and two further bedrooms each offering their own built-in storage. Completing the accommodation is the family bathroom, fitted with a white suite comprising WC, wash hand basin and bath with mains shower over, finished with fully tiled walls.

To the front, a driveway provides off-street parking for two cars with gated access leading to an attached garage, which can also be accessed via roller shutter doors to the front and side of the property. Beyond the attached garage lies a further notable feature: a large double garage, accessed independently via its own driveway/entrance, which was used by the previous owner as a dedicated automotive space and is understood to have both 3 Phase and 240v power running on its own supply/meter, separate from the house. This offers outstanding potential for a variety of uses, from a workshop or storage facility to other purposes, subject to any necessary planning. The lawned rear garden backs onto the double garage, though there is no direct access between the two.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £165,000

Property Type: Semi-detached house

Parking: Driveway & Garage

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: Yes

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

Entrance Hallway

A welcoming entrance to the property, with a UPVC front door opening into the hallway. Laminate flooring runs underfoot, stairs rise to the first floor, and a central heating radiator ensures a warm reception.

Lounge

6.00m x 3.41m (19'8" x 11'2")

The lounge is a comfortable and well-appointed reception room, benefitting from double glazed windows to the front aspect and UPVC patio doors opening directly onto the rear garden. A gas fire provides a pleasing focal point, while laminate flooring and a central heating radiator complete the room.



Dining Room

3.75m x 3.47m (12'3" x 11'4")

The dining room offers a pleasant and versatile space, with a double glazed side aspect window allowing good natural light. Tiled flooring and built-in storage add both practicality and character, with a central heating radiator ensuring year-round comfort.



Kitchen

3.36m x 2.15m (11'0" x 7'0")

The kitchen is well-fitted with a range of wall and base units beneath a roll top worktop, complemented by a tiled splashback. Appliances include a four-ring gas hob and electric oven, alongside a 1.5 bowl stainless steel sink. Ceramic tiled flooring runs throughout, and a UPVC door provides convenient direct access to the garden.



First Floor Landing

The first floor landing is served by a double glazed rear aspect window, providing a bright and airy transition between rooms, with a central heating radiator adding warmth.

Bedroom One

3.47m x 3.37m (11'4" x 11'0")

A well-presented double bedroom to the front of the property, fitted with a built-in wardrobe offering useful storage. Laminate flooring and a central heating radiator complete the room, with a double glazed front aspect window.



Bedroom Two

4.67m x 2.69m (15'3" x 8'9")

The second bedroom enjoys a double glazed side aspect window and benefits from built-in storage, making it a practical and comfortable room. Laminate flooring and a central heating radiator are also featured throughout.



Bedroom Three

2.47m x 2.47m (8'1" x 8'1")

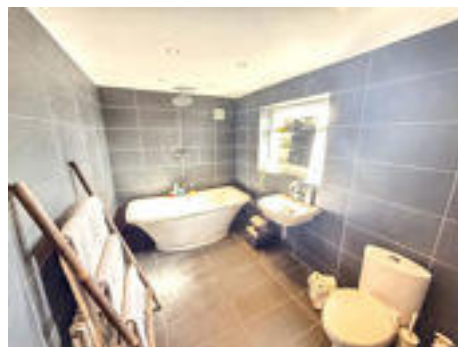
The third bedroom is a further well-proportioned room to the rear of the property, with a double glazed window, built-in storage, laminate flooring and a central heating radiator.



Family Bathroom

3.30m x 2.12m (10'9" x 6'11")

The family bathroom is finished to a good standard with fully tiled walls and floor, and is fitted with a white suite comprising WC, wash hand basin, and a bath with mains shower over. A central heating radiator, extractor fan and double glazed side aspect window complete the accommodation.



Externally

To the front of the property, a driveway provides convenient off-street parking with gated access, alongside an adjoining garage.

The rear garden is laid predominantly to lawn and benefits from a notable additional feature in the form of a large double garage situated to the rear of the main garage.



Garages

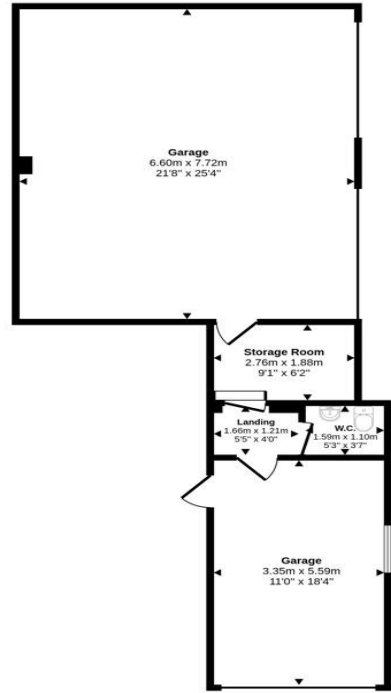
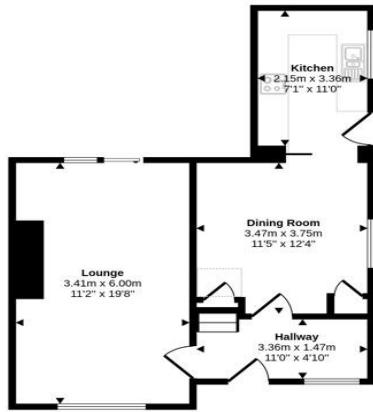
7.72m x 6.60m (25'3" x 21'7")

To the front is a large single garage, which leads through to a W/C, small storeroom and finally opens into a very spacious double garage unit.

Previously utilised by a car enthusiast, this substantial space is understood to benefit from a three-phase power supply and presents an excellent range of potential uses, whether for automotive, storage or other purposes, subject to any necessary planning consents.



Approx Gross Internal Area
177 sq m / 1910 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		81
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

British Legion Homes, Annfield Plain, Stanley, Durham, DH9 7HU

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

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