



2 bed semi-detached house to buy in DH9

Wooler Drive, The Middles, Stanley,
Durham, DH9 6FG

£129,995

 x 2  x 1  x 1

Tenure

Freehold

Property features

- ✓ Ideal for First Time Buyers
- ✓ Two Bedroom Semi-Detached
- ✓ Driveway
- ✓ Rear Garden
- ✓ EPC Rating B

Driveway parking

Garden

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: B
- ✓ 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 two-bedroom semi-detached house situated on Wooler Drive, The Middles, Stanley, DH9 6FG. The property offers well-proportioned accommodation throughout and is likely to appeal to a range of purchasers including first-time buyers, downsizers and investors.

The accommodation briefly comprises an entrance hallway, a kitchen/diner fitted with a range of wall and base units, and a lounge with French doors opening onto the rear garden. To the first floor there are two bedrooms, with the principal bedroom benefiting from an en-suite, together with a family bathroom. Externally, the property offers a driveway to the front providing off-road parking and an enclosed rear garden with lawn and block paved patio.

Wooler Drive is located within The Middles area of Stanley, providing access to a range of local amenities including shops, schools and leisure facilities. The area benefits from road links to surrounding towns and villages, making it suitable for commuters.

Council Tax Band: A

Tenure: Freehold

Price: £129,995

Property Type: Semi-detached house

USPs: Garden, Chain free

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

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 Hallway

1.03m x 2.90m (3'4" x 9'6")

Composite part-glazed entrance door, radiator and carpet flooring.



Cloakroom / Wc

1.65m x 0.92m (5'4" x 3'0")

Low level WC, wash hand basin, radiator and vinyl flooring.



Lounge

3.68m x 4.76m (12'0" x 15'7")

Carpet flooring, central heating radiator, staircase leading to the first floor and double French doors providing access to the rear garden.



Kitchen

2.55m x 2.67m (8'4" x 8'9")

Double glazed window to the front aspect. Fitted with a range of wall and base units incorporating a stainless steel one and a half bowl inset sink with mixer tap and drainer. Integrated electric oven, four-ring gas hob with extractor hood over, integrated washing machine and integrated fridge/freezer. Tiled splashbacks, central heating radiator and vinyl flooring.



First Floor Landing

Carpet flooring and access to all first floor accommodation.

Bedroom One

2.61m x 3.97m (8'6" x 13'0")

Double glazed window to the rear aspect, built-in storage cupboard, radiator and carpet flooring.



Bedroom Two

1.99m x 3.48m (6'6" x 11'5")

Double glazed window to the front aspect, built-in wardrobe, loft access, radiator and carpet flooring.



Family Bathroom

1.57m x 2.44m (5'1" x 8'0")

Double glazed window to the front aspect. White suite comprising low-level WC, vanity wash hand basin and bath with mains-fed shower over. Part tiled walls, extractor fan, built-in storage and vinyl flooring.



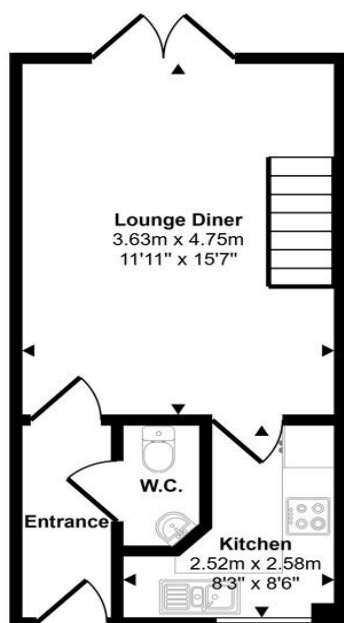
Externally

To the front: Driveway leading to the entrance door, external water supply and off-road parking.

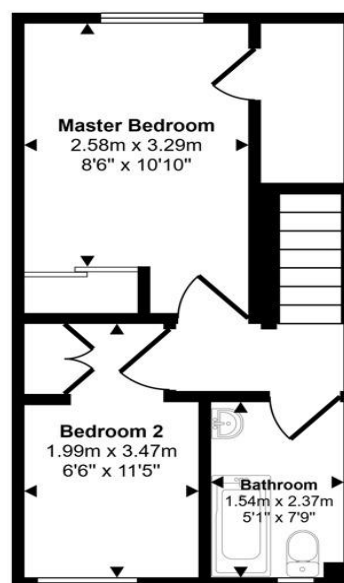
To the Rear: Enclosed garden laid mainly to lawn with a block paved patio area, gated side access, external lighting and an outside electric power point.



Approx Gross Internal Area
55 sq m / 594 sq ft

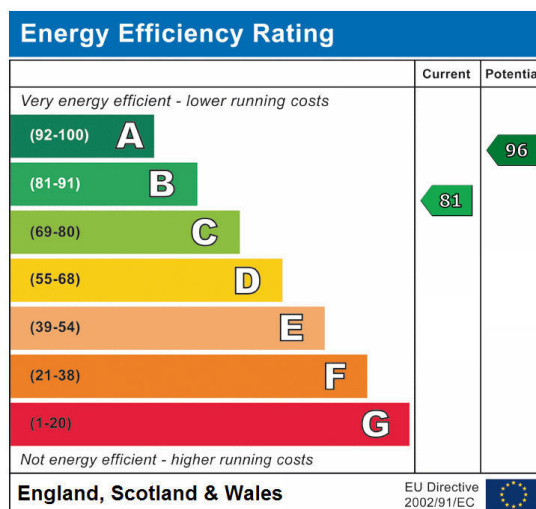


Ground Floor
Approx 27 sq m / 295 sq ft



First Floor
Approx 28 sq m / 299 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.



Wooler Drive, The Middles, Stanley, Durham, DH9 6FG

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

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