



### 3 bed semi-detached house to buy in DH9

Lyndhurst Road, Stanley, Stanley, Durham, DH9 7RH

**£155,000**

 x3  x1  x1

Tenure

**Freehold**

### Property features

- ✓ Three bedroom semi-detached
- ✓ Single attached garage
- ✓ Separate utility room
- ✓ French doors from dining room opening to rear garden
- ✓ EPC Rating C

Driveway & Garage parking

Garden

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ 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 offer for sale this three bedroom semi-detached house with an attached single garage, situated on Lyndhurst Road in Stanley, County Durham. The property is suited to a range of buyers including families and investors, offering well-proportioned accommodation arranged over two floors.

The property benefits from a full new roof installed this year and comprises an entrance hallway leading to a lounge, separate dining room with access to the rear garden, and a kitchen fitted with a range of wall and base units. A utility room provides additional storage and appliance space. To the first floor there are three bedrooms and a family bathroom. Externally, the property benefits from a double driveway, attached garage with power and light, and an enclosed south-facing rear garden with lawn and paved patio areas. The vendor advises that the property was rewired around 20 years ago.

Stanley is a well-established residential area within County Durham, offering access to a range of local amenities including shops, schools, and healthcare services. There are transport links providing access to nearby towns and cities, making the location suitable for commuters.

Council Tax Band: B

Tenure: Freehold

Price: £155,000

Property Type: Semi-detached house

USPs: Garden

Parking: Driveway & Garage

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)

Mobile signal coverage: Good

## Entrance / Hallway

Accessed via a part-glazed UPVC door, with ceramic tiled flooring, central heating radiator, built-in storage, and stairs leading to the first floor.

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## Lounge

4.74m x 3.66m (15'6" x 12'0")

Double glazed window to the front aspect, central heating radiator, and laminate flooring.



## Dining Room

3.05m x 2.96m (10'0" x 9'8")

Central heating radiator, laminate flooring, and French doors opening to the rear garden.



## Kitchen

3.28m x 2.40m (10'9" x 7'10")

Double glazed window to the side aspect, central heating radiator, and fitted with wall and base units with roll top work surfaces. Incorporates a stainless steel inset sink with tiled splashbacks and tiled flooring. Housing a combi boiler, with plumbing for a dishwasher and space for an electric cooker.



## Utility Room

1.96m x 1.62m (6'5" x 5'3")

Double glazed window to the rear aspect and UPVC door providing external access. Fitted with tiled flooring, central heating radiator, plumbing for a washing machine, and space for a tumble dryer and fridge freezer.



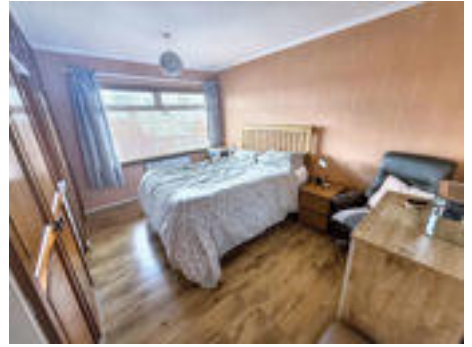
## First Floor Landing

Double glazed window to the side aspect, carpeted flooring, and access to a boarded loft room with lighting and power. The loft is accessed via a hatch with a built in loft ladder and provides a large storage area.

## Bedroom One

3.96m x 3.48m (12'11" x 11'5")

Double glazed window to the front aspect, central heating radiator, built-in wardrobe, and laminate flooring.



## Bedroom Two

3.45m x 2.95m (11'3" x 9'8")

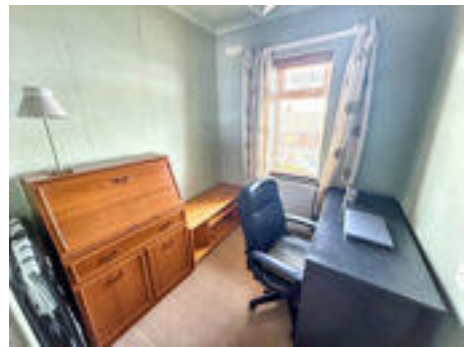
Double glazed window to the rear aspect, central heating radiator, built-in wardrobe, and carpeted flooring.



## Bedroom Three

3.42m x 2.39m (11'2" x 7'10")

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



## Family Bathroom

2.39m x 1.96m (7'10" x 6'5")

Double glazed window to the side aspect, fitted with a low level W/C, pedestal wash hand basin, and bath with mains shower over. Fully tiled walls and flooring, extractor fan, central heating radiator, and chrome towel rail.



## Externally

To the front:

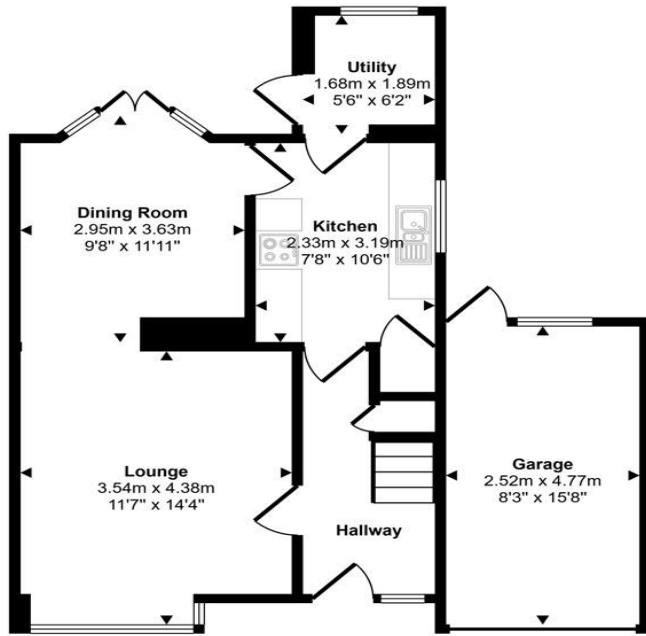
Lawned garden with decorative borders, block paved double driveway providing off-street parking, and access to the attached garage.

To the rear:

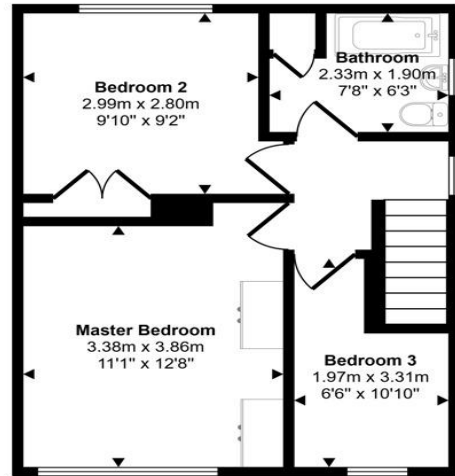
Enclosed south-facing garden, mainly laid to lawn with paved pathways and patio area. Additional features include an external water supply.



Approx Gross Internal Area  
96 sq m / 1036 sq ft



Ground Floor  
Approx 57 sq m / 610 sq ft



First Floor  
Approx 40 sq m / 426 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
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Lyndhurst Road, Stanley, Stanley, Durham, DH9 7RH

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

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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