



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

Hewers Close, Greencroft, Stanley, Durham, DH9 8FF

# £135,000

 x3  x1  x1

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ Three bedroom semi-detached property
- ✓ Kitchen/diner with integrated appliances and French doors to rear garden
- ✓ Double driveway providing off-street parking
- ✓ Enclosed rear garden laid mainly to lawn

## Key Information

- ✓ Council Tax: Band B
- ✓ 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 offer for sale this three bedroom semi-detached property situated on Hewers Close, Greencroft, Stanley. The property is likely to appeal to a range of buyers including first-time purchasers, families, and investors.

The accommodation briefly comprises an entrance hallway, lounge, and kitchen/diner with French doors leading to the rear garden. To the first floor, there are three bedrooms and a family bathroom. Externally, the property benefits from a double driveway to the front and a lawned garden to the rear.

Greencroft, Stanley (DH9 8FF) is a residential area positioned on the outskirts of Stanley, offering a balance of suburban living with access to nearby town amenities. Stanley town centre is approximately 1.5 miles away and provides a range of supermarkets, independent shops, healthcare services, and leisure facilities.

The area is well placed for commuting, with road links via the A693 and A6076 providing access to Durham (approximately 9 miles) and Newcastle upon Tyne (approximately 12 miles). Public transport services operate locally, connecting Greencroft to surrounding towns and cities.

Local schooling is available within close proximity, including primary and secondary options in Stanley and the surrounding villages. The location also benefits from access to open countryside, with nearby walking routes and green spaces typical of the County Durham area.

Council Tax Band: B

Tenure: Freehold

Price: £135,000

Property Type: Semi-detached house

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)

Mobile signal coverage: Good

## Entrance / Hallway

1.00m x 1.56m (3'3" x 5'1")

Accessed via a solid door, with carpet flooring, UPVC window to side aspect, Gas central heating radiator.

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## Lounge

4.40m x 4.30m (14'5" x 14'1")

Double glazed window to the front aspect, stairs to the first floor, central heating radiator and carpet flooring.



## Kitchen / Diner

4.42m x 2.92m (14'6" x 9'6")

Fitted with a range of wall and base units with roll top work surfaces incorporating a stainless steel inset sink unit. Integrated appliances include a washing machine and dishwasher, with additional space for a fridge/freezer. Electric integrated oven with a four-ring gas hob and extractor over. Double glazed window to the rear aspect and French doors leading to the rear garden. Combi boiler, central heating radiator, tiled splashbacks and vinyl flooring.



## Cloakroom / WC

1.56m x 0.85m (5'1" x 2'9")

Comprising W/C and wash hand basin, with double glazed window to the side aspect and vinyl flooring.



## First Floor Landing

With loft access and carpet flooring.

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## Bedroom One

3.40m x 2.48m (11'1" x 8'1")

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



## Bedroom Two

3.40m x 2.47m (11'1" x 8'1")

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



## Bedroom Three

2.45m x 1.87m (8'0" x 6'1")

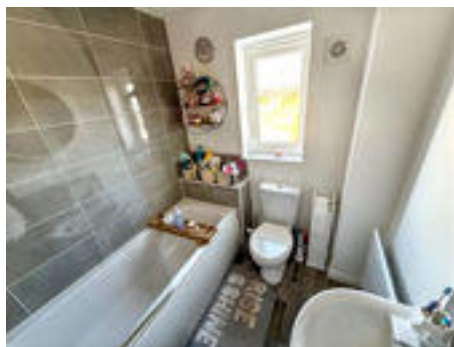
Double glazed window to the front aspect, central heating radiator and carpet flooring.



## Family Bathroom

1.95m x 1.87m (6'4" x 6'1")

Fitted with a white suite including W/C, pedestal wash hand basin, and bath with mains shower over. Double glazed window to the rear aspect, part tiled walls, extractor fan, central heating radiator and vinyl flooring.



## Externally

To the front:

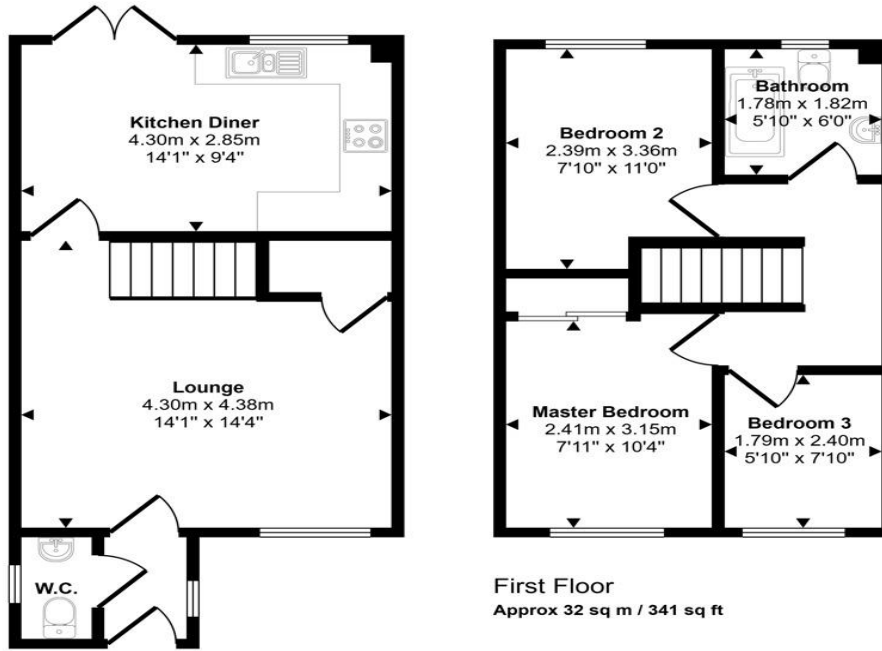
Double driveway providing off-street parking.

To the rear:

Enclosed garden laid mainly to lawn.



Approx Gross Internal Area  
66 sq m / 715 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>			97
(81-91) <b>B</b>		84	
(69-80) <b>C</b>			
(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	

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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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