



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

Stanleyburn Court, New Kyo, Stanley, Durham, DH9 7GA

**£120,000**

🏠 x2 🚗 x1 🚗 x1

Tenure

**Freehold**

Driveway & Garage parking

## Property features

- ✓ Two bedroom semi-detached
- ✓ Ideal for First Time Buyers
- ✓ Double length driveway and single detached garage
- ✓ Rear lounge with French doors to the garden
- ✓ EPC Rating D

## 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 welcome to the market this two bedroom semi-detached house situated on Stanleyburn Court, New Kyo, Stanley. The property is located within a residential development and benefits from a double length driveway and a single detached garage, making it suitable for a range of purchasers.

The accommodation briefly comprises an entrance hallway, kitchen/diner and rear lounge to the ground floor. To the first floor there are two bedrooms and a family bathroom. Externally, the property offers a lawned front garden with driveway leading to a detached garage, along with a low maintenance rear garden with patio area and gated side access.

Stanleyburn Court is located in New Kyo, Stanley, providing access to local amenities, schools and transport links to surrounding towns and villages.

Council Tax Band: A

Tenure: Freehold

Price: £120,000

Property Type: Semi-detached house

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: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable

Mobile signal coverage: Good

## Entrance / Hallway

Composite part-glazed entrance door opening into the hallway with laminate flooring, gas central heating radiator and staircase providing access to the first floor.

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## Kitchen

2.00m x 3.00m (6'6" x 9'10")

Situated to the front aspect with double glazed window. Fitted with a range of wall and base units with roll top work surfaces, inset sink and tiled splashbacks. Integrated electric oven with four-ring gas hob and extractor above. Space provided for a fridge/freezer and plumbing for a washing machine. Tiled flooring and housing the boiler.



## Lounge

4.30m x 3.90m (14'1" x 12'9")

Located to the rear aspect with double glazed French doors opening into the rear garden. Laminate flooring and gas central heating radiator.



## First Floor Landing

Carpeted landing with built-in storage cupboard and loft access.

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## Bedroom One

3.90m x 3.60m (12'9" x 11'9")

Front aspect double glazed window, gas central heating radiator and LVT flooring.



## Bedroom Two

3.20m x 2.05m (10'5" x 6'8")

Rear aspect double glazed window, gas central heating radiator, built-in wardrobe and carpeted flooring.



## Family Bathroom

1.90m x 1.80m (6'2" x 5'10")

Rear aspect with double glazed window. Suite comprising enclosed cistern W/C, vanity wash hand basin and bath with mains-fed shower over. Clad walls, LVT flooring and heated towel radiator.



## Externally

To the front:

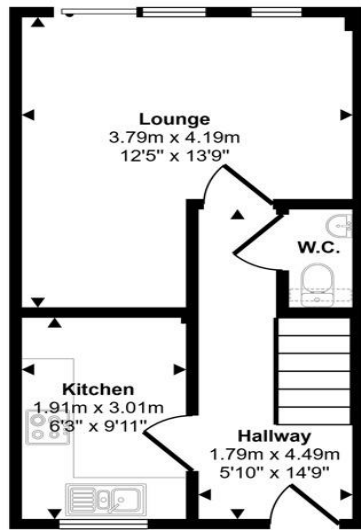
Lawned garden with pathway leading to the entrance. Double length driveway providing off-street parking and access to the single detached garage.

To the rear:

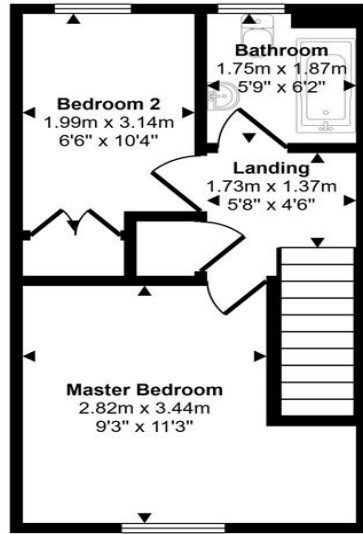
Low maintenance garden with paved patio area, artificial grass, gated side access and external power socket.



Approx Gross Internal Area  
56 sq m / 606 sq ft



Ground Floor  
Approx 28 sq m / 299 sq ft



First Floor  
Approx 29 sq m / 307 sq ft

Denotes head height below 1.5m

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>			90
(69-80) <b>C</b>			
(55-68) <b>D</b>		68	
(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	

Stanleyburn Court, New Kyo, Stanley, Durham, DH9 7GA

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

**79 Victoria Road East, Thornton-Cleveleys, Lancashire, FY5 5BU, [www.seea.co.uk/index.php](http://www.seea.co.uk/index.php)**

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