



## 4 bed detached house to buy in

The Barns, Stanley, Stanley, Durham, DH9 8BN

# £250,000

🏠 x4 🚗 x2 🚲 x1

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ Four bedroom detached family
- ✓ Kitchen/diner with integrated appliances and breakfast bar
- ✓ Conservatory with French doors to the rear garden
- ✓ En-suite to principal bedroom
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ 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 welcome to the market this four bedroom detached family home situated within The Barns development in Stanley, County Durham. The property offers spacious accommodation over two floors and is suitable for a range of purchasers including growing families. Conveniently located for access to local amenities, schools, and transport links, the property also benefits from a conservatory, double driveway, garage, and enclosed rear garden.

The accommodation briefly comprises: entrance hallway, cloakroom/WC, lounge, kitchen/diner, and conservatory to the ground floor. To the first floor there are four bedrooms, an en-suite to the principal bedroom, and a family bathroom. Externally the property benefits from a lawned front garden with decorative borders, block paved double driveway, garage, and a large enclosed rear garden with patio area.

The property is situated in Stanley, County Durham, offering access to a range of local shops, supermarkets, schools, and leisure facilities. Nearby road links provide access to surrounding areas including Chester-le-Street, Consett, and Durham City.

Council Tax Band: C

Tenure: Freehold

Price: £250,000

Property Type: Detached House

Parking: Driveway

Construction materials: Brick and block

Roofing type: Clay tiles

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

Composite part glazed entrance door, stairs leading to the first floor, ceramic tiled flooring.



## Cloakroom

1.10m x 1.05m (3'7" x 3'5")

Double glazed window to the front aspect, low level WC, wash hand basin set within vanity unit, central heating radiator, tiled flooring.



## Lounge

4.61m x 3.97m (15'1" x 13'0")

Double glazed window to the front aspect, Double doors leading to Kitchen/Diner, Central Heating radiator, carpeted flooring.



## Kitchen / Diner

7.76m x 2.95m (25'5" x 9'8")

Double glazed window to the rear aspect and UPVC French doors leading to the conservatory. Fitted with a range of wall and base units with roll top work surfaces incorporating inset stainless steel sink unit and breakfast bar. Integrated electric oven, four ring electric hob with extractor hood, integrated washing machine, dishwasher, fridge freezer, and microwave. Built in storage, tiled flooring, and central heating radiator.



## Conservatory

5.39m x 3.10m (17'8" x 10'2")

Fully glazed conservatory with double glazed windows to the rear aspect, tiled flooring, central heating radiator, and French doors leading to the rear garden.

## First Floor Landing

Loft access and carpeted flooring.

## Bedroom One

5.91m x 2.44m (19'4" x 8'0")

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



## En-Suite

2.46m x 1.80m (8'0" x 5'10")

Double glazed window to the rear aspect, low level WC, pedestal wash hand basin, bath with mains fed shower over, extractor fan, part tiled walls, tiled flooring, and central heating radiator.



## Bedroom Two

4.32m x 2.97m (14'2" x 9'8")

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



## Bedroom Three

3.38m x 2.84m (11'1" x 9'3")

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



## Bedroom Four

2.33m x 2.05m (7'7" x 6'8")

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



## Family Bathroom

2.47m x 2.05m (8'1" x 6'8")

Double glazed window to the rear aspect, low level WC, vanity wash hand basin, shower cubicle with mains fed shower, chrome towel radiator, tiled flooring, and part tiled walls.

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## Externally

To the front:

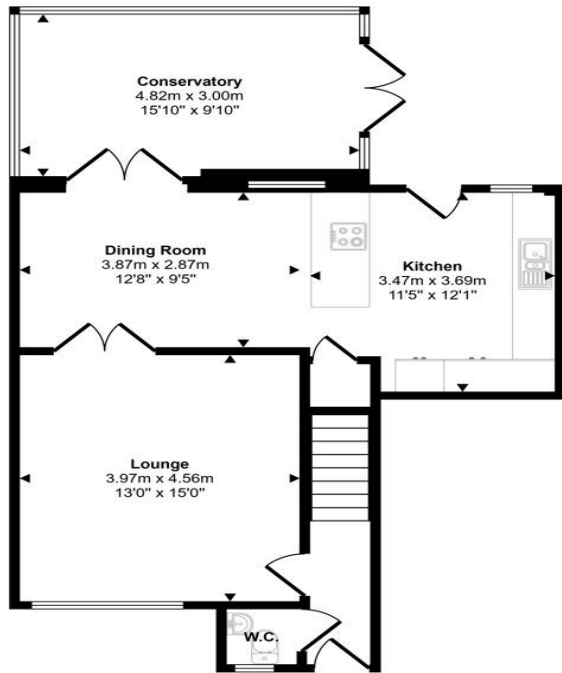
Lawned garden with decorative borders, block paved double driveway leading to garage, and gated access to the rear garden.

To the rear:

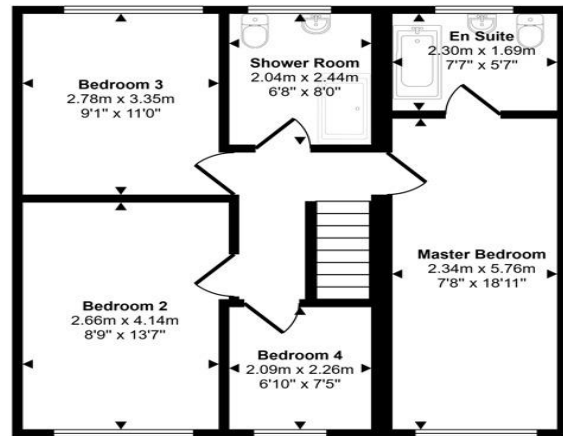
Enclosed rear garden with large well maintained lawn, block paved patio area, side access, and gated entry.



Approx Gross Internal Area  
123 sq m / 1324 sq ft



Ground Floor  
Approx 65 sq m / 704 sq ft



First Floor  
Approx 58 sq m / 620 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	75
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<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:  
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<https://www.gandtproperties.co.uk/>

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