



### 3 bed detached house to buy in

Kates Gill Grange, Middles Farm, Stanley,  
Durham, DH9 6FH

**£190,000**

🏠 x3 🚗 x2 🚻 x1

Tenure

**Freehold**

Allocated parking

### Property features

- ✓ Three Bedroom
- ✓ Detached Family Home
- ✓ Conservatory
- ✓ Master Bedroom with Ensuite
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: B
- ✓ Heating supply: Gas

## Description

Situated in the highly sought-after Middles Farm development in Stanley, this well-presented three-bedroom detached property offers spacious and versatile living, ideal for families and professionals alike.

The ground floor comprises a welcoming lounge, perfect for relaxing or entertaining, a cloakrooms/wc, and a generous kitchen/diner with ample space for cooking and dining. To the rear, a bright and airy conservatory adds valuable living space and opens onto the garden, creating a seamless indoor-outdoor flow.

To the first floor the property boasts three well-proportioned bedrooms, including a master bedroom with ensuite shower room, along with a modern family bathroom.

Externally, the home benefits from a garden and driveway to the front leading to the integral garage and to the rear is a private well maintained landscaped garden.

Located close to local schools, amenities, and transport links, this attractive home is a must-see for those seeking comfort, space, and convenience.

Council Tax Band: B

Tenure: Freehold

Price: £190,000

Property Type: Detached House

Parking: Allocated

Heating: Gas

## Entrance Hallway

Enter into welcoming hallway via composite door with double glazed window to the side, central heating radiator, stairs leading to the first floor and carpet to the floor.

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## Cloaks/Wc

A central heating radiator, wc, wall mounted was hand basin and wood effect vinyl to the floor.



## Lounge

*4.58m x 2.98m (15'0" x 9'9")*

A double glazed window to the front aspect, central heating radiator, a built in storage cupboard and carpet to the floor.



## Kitchen/Diner

*4.08m x 2.31m (13'4" x 7'6")*

A modern kitchen diner with double glazed window and French doors leading into the conservatory, there is a range of high gloss fitted wall and base units with contrasting worksurfaces, a composite sink with mixer taps, integrated electric cooker with gas hobs and extractor hood, plumbing for washing machine, a combi boiler, tiled splashback and vinyl flooring.



## Additional Image



## Conservatory

3.81m x 2.60m (12'6" x 8'6")

With double glazed windows and French doors leading out to the rear garden and luxury vinyl flooring throughout.



## First Floor Landing

A central heating radiator, access to the loft space and carpet to the floor. The loft is boarded making the perfect space for storage and has a loft ladder.

## Bedroom One

2.77m x 3.80m (9'1" x 12'5")

A double glazed window, central heating radiator and carpet to the floor.



## Ensuite

2.67m x 1.01m (8'9" x 3'3")

A double glazed window, central heating radiator, wc, pedestal wash hand basin, fully tiled shower cubicle with mains fed shower, extractor fan and vinyl flooring.



## Bedroom Two

4.10m x 3.50m (13'5" x 11'5")

A double glazed window to the front aspect, central heating radiator and carpet to the floor.



## Bedroom Three

2.06m x 3.38m (6'9" x 11'1")

A double glazed window to the rear, central heating radiator and carpet to the floor.



## Bathroom

1.93m x 1.79m (6'3" x 5'10")

A double glazed window, central heating radiator, wc, pedestal wash hand basin, panelled bath, splash back tiles, extractor fan and vinyl to the floor.

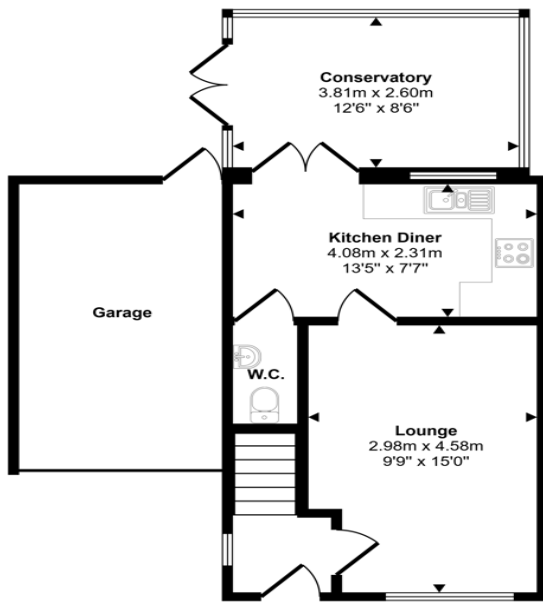


## External

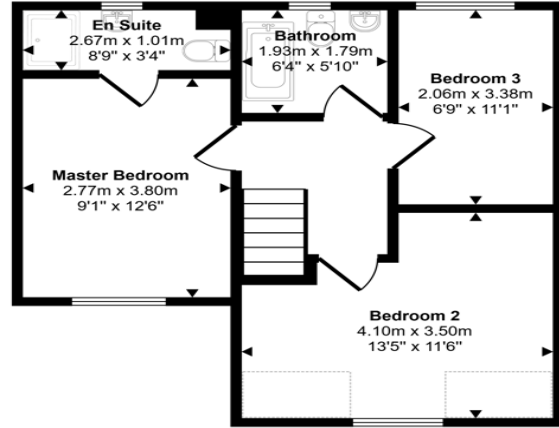
To the front of the property is a lawned garden and driveway leading to the single integral garage. To the rear is a private well maintained, landscaped garden with lawned and patio areas.



Approx Gross Internal Area  
97 sq m / 1041 sq ft



Ground Floor  
Approx 54 sq m / 577 sq ft



First Floor  
Approx 43 sq m / 464 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>                                  |                            | 95        |
| (81-91) <b>B</b>                                   | 83                         |           |
| (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<br>2002/91/EC |           |

Kates Gill Grange, Middles Farm, Stanley, Durham, DH9 6FH

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