



Wooley Meadows

Stanley, Crook DL15 9UE

Offers Over £127,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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Wooley Meadows

Stanley, Crook DL15 9UE



- Chain Free
- EPC Grade C
- Open Plan Lounge And Kitchen

- Lovely Well Presented Town House
- Car Parking For Two Cars
- Good Sized Master Bedroom

- Accommodation Over Three Floors
- Enclosed Rear Garden
- UPVC Double Glazing

Nestled in the charming area of Wooley Meadows, Stanley Crook, this delightful three-storey townhouse offers a perfect blend of modern living and comfort. Built in 2015, the property boasts a generous 743 square feet of well-designed space, making it an ideal home for families or those seeking a stylish retreat.

Upon entering, you are welcomed into a beautiful open-plan lounge and kitchen area, which is perfect for both entertaining guests and enjoying quiet family evenings. The layout is thoughtfully designed to maximise light and space, creating a warm and inviting atmosphere.

The property features three bedrooms, providing ample room for relaxation and privacy. Additionally, there is a well-appointed bathroom, ensuring convenience for all residents.

Outside, the enclosed garden and decked patio to the rear offer a lovely outdoor space for alfresco dining or simply unwinding in the fresh air. The property also includes parking for two vehicles, a valuable asset in today's busy world.

Being chain-free, this home is ready for you to move in without delay. Viewing is essential to fully appreciate the charm and practicality this townhouse has to offer. Don't miss the opportunity to make this lovely property your new home.

Ground Floor

Entrance Hallway

UPVC double glazed front entrance door, staircase to the first floor and central heating radiator

Open Plan Kitchen and Lounge

22'2" x 12'3" narrowing to 9'0" (6.758 x 3.739 narrowing to 2.759)

Lounge Area

Located to the rear of the property with UPVC double glazed French doors to the garden, central heating radiator and tv point

Kitchen Area

Extensively fitted with a range of White High Gloss wall and base units, laminated working surfaces over, inset one and a half bowl sink unit, mixer tap over, UPVC double glazed window, tiled splash backs, integral appliances including gas hob, electric oven and extractor hood over, wall mounted gas boiler, and breakfast bar

Cloakroom/wc

With a white suite including wc, wash hand basin, tiled splash backs and central heating radiator

First Floor

Landing

Spindle balustrade, and open plan staircase to the second floor

Bedroom Two

9'10" x 7'9" (3.00m x 2.36m)

UPVC double glazed window, central heating radiator and free standing wardrobes

Bedroom Three

7'10" x 5'7" (2.410 x 1.711)

UPVC double glazed window and central heating radiator

Bathroom/wc

Fitted with a white suite including panelled bath hand shower over and shower screen, pedestal wash hand basin, wc, tiled splashbacks, opaque UPVC double glazed window, central heating radiators

Second Floor

Landing

Storage cupboard

Bedroom One

16'1" x 8'11" (4.913 x 2.726)

With velux roof lights to the front and rear, tv point, central heating radiator and overstairs recess. Loft access

Exterior

To the front of the property there is a small lawned garden. To the side of the house there is a driveway which provides car parking for two vehicles. Whilst immediately to the rear there is a good sized enclosed garden which is gravelled for low maintenance and has a decked patio area and storage shed

Energy Performance Certificate

To view the full Energy Performance Certificate please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/1335-5629-1509-0863-6296>

EPC Grade C

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Highest available download speed 1800 Mbps Highest available upload speed 220 Mbps

Mobile Signal/coverage: We recommend speaking to your local network provider
Council Tax: Durham County Council, Band:A Annual price: £1,624.04 Maximum 2025)

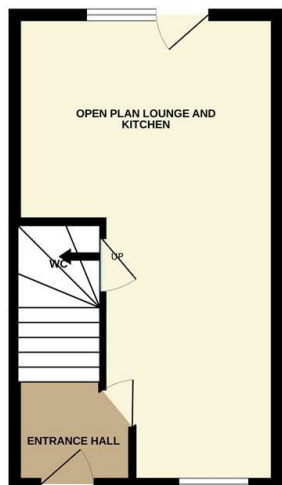
Energy Performance Certificate Grade C

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.
Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

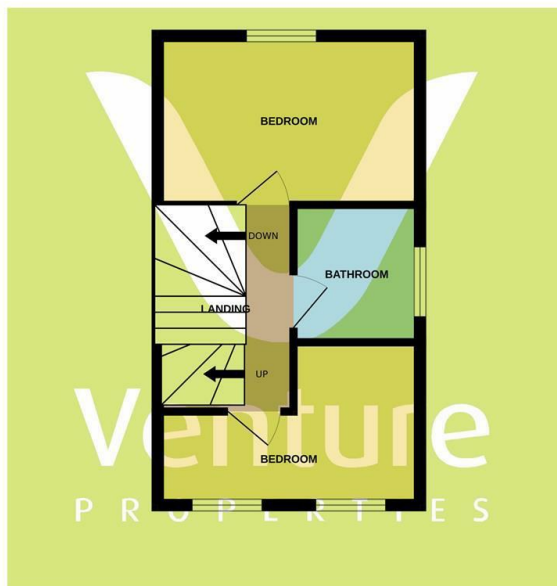
Disclaimer

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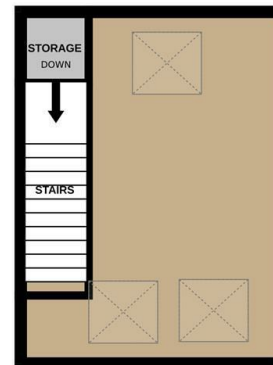
GROUND FLOOR



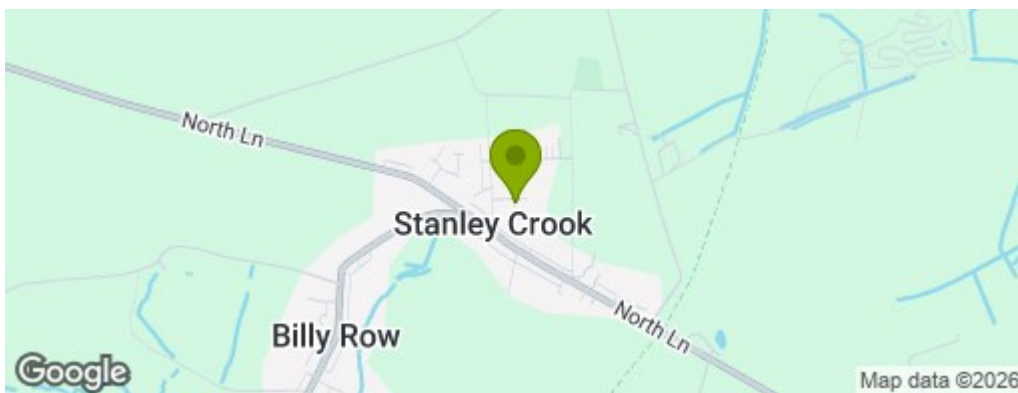
1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Information

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