



**20 Orwell Gardens, Stanley, DH9 6QA**

**Offers Over £130,000**

Hive Estates are delighted to present to the market this beautifully presented three bedroom semi-detached home in Stanley, ideal for first time buyers or small families. Benefiting from a driveway, a converted garage, and a landscaped rear garden with a pond, this property offers both practicality and charm.

Upon entering, you are welcomed by a porch area with direct access to a convenient ground-floor WC, finished in soft neutral tones and fitted with a wash basin and toilet. To the front of the property is a spacious, modern kitchen featuring matte grey cabinetry, grey worktops, and a stylish black metro tile splashback. The kitchen includes an integrated oven, hob, and extractor fan, with ample space for additional freestanding appliances. There is also plenty of room for a large family dining table, making it an ideal space for both everyday living and entertaining. To the rear, the well presented living room offers wood effect laminate flooring, generous natural light from large windows, and French doors leading directly to the rear garden. An understairs storage cupboard provides useful additional storage space.

The first floor comprises three bedrooms and a family bathroom. The principal bedroom is tastefully decorated with a muted pink feature wall, soft grey carpeting, and two large windows that flood the room with natural light. A thoughtfully sectioned dressing area and an additional fitted storage cupboard further enhance the space. The second bedroom continues the stylish decor, featuring a muted pink feature wall, grey carpeting, and a large window. It comfortably accommodates a double bed along with additional furniture. The third bedroom is a versatile and well proportioned room, neutrally decorated with grey carpeting, making it ideal as a nursery, home office, dressing room, or guest bedroom. Completing the first floor is the family bathroom, neutrally decorated and finished with neutral wall tiling and wood effect laminate flooring. The suite comprises a bath with shower over, wash basin and WC, while stylish black fixtures and fittings adding a modern finishing touch.

Externally, the property benefits from a small enclosed front garden, a driveway leading to the garage, additional on street parking, and side access to the rear garden. The landscaped rear garden is a standout feature, offering a lawn, large decking areas, mature tree, pond, a fixed shed with electricity and a garage that has been transformed into a fully equipped bar, creating a fantastic space for entertaining friends and family.

The property is conveniently located close to green spaces, local amenities, and well regarded schools including St Mary's Primary School, South Stanley Infant and Nursery School, and North Durham Academy a short while away, making it an excellent choice for families.

**Lounge 11'5" x 14'9" (3.50 x 4.50)**

**Kitchen 13'10" x 11'6" (4.24 x 3.52)**

**WC 3'3" x 3'3" (1.00 x 1.00)**

**Bedroom 1 9'6" x 14'9" (2.92 x 4.50)**

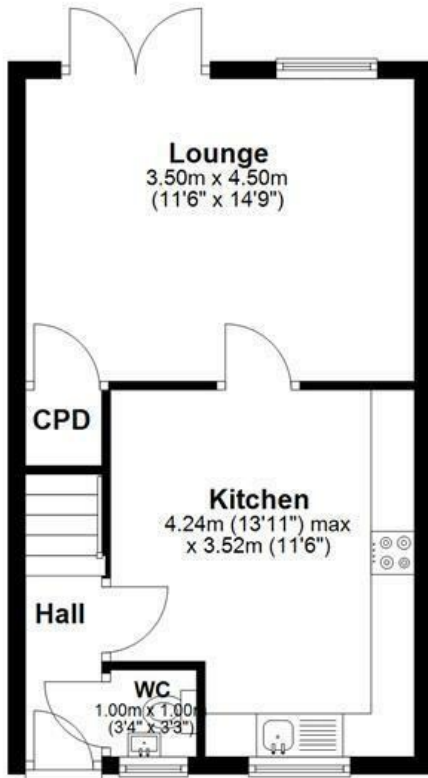
**Bedroom 2 9'10" x 8'0" (3.01 x 2.46)**

**Bedroom 3 6'6" x 6'4" (2.00 x 1.94)**

**Bathroom 5'4" x 8'0" (1.64 x 2.46)**

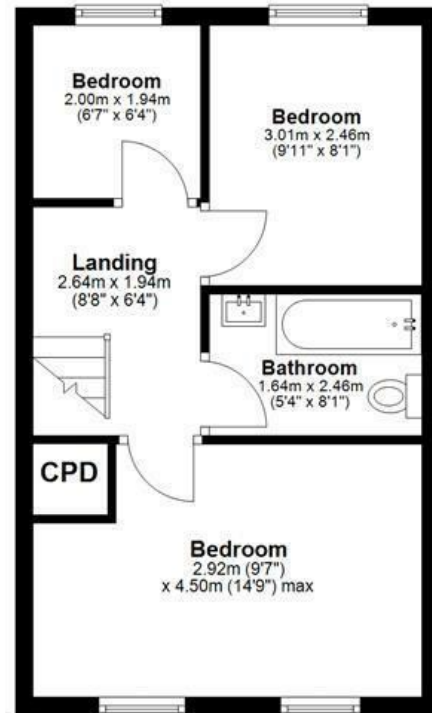
### Ground Floor

Approx. 35.3 sq. metres (379.9 sq. feet)



### First Floor

Approx. 35.0 sq. metres (376.5 sq. feet)



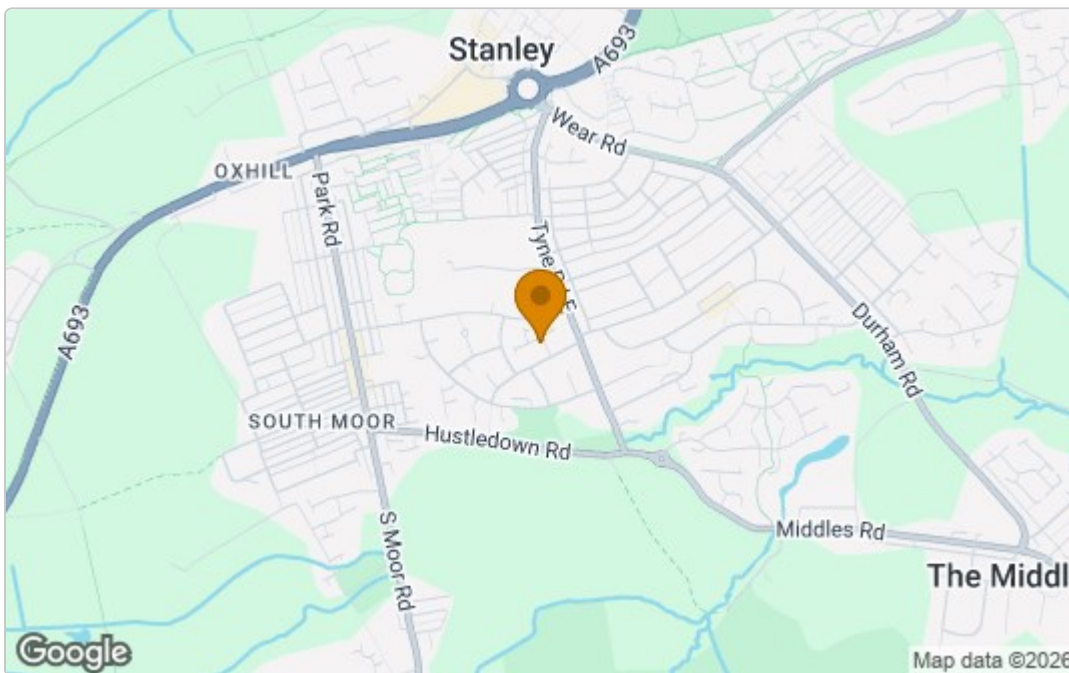
Total area: approx. 70.3 sq. metres (756.4 sq. feet)

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements of benches, stairways, openings etc are approximate. They should not be relied upon for any purpose and do not form part of any agreement. No liability is taken for any error or mis-statement.

Plan produced using PlanUp.

### Area Map

### 20 Orwell Gdns, Stanley



### Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	80
(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		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

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