



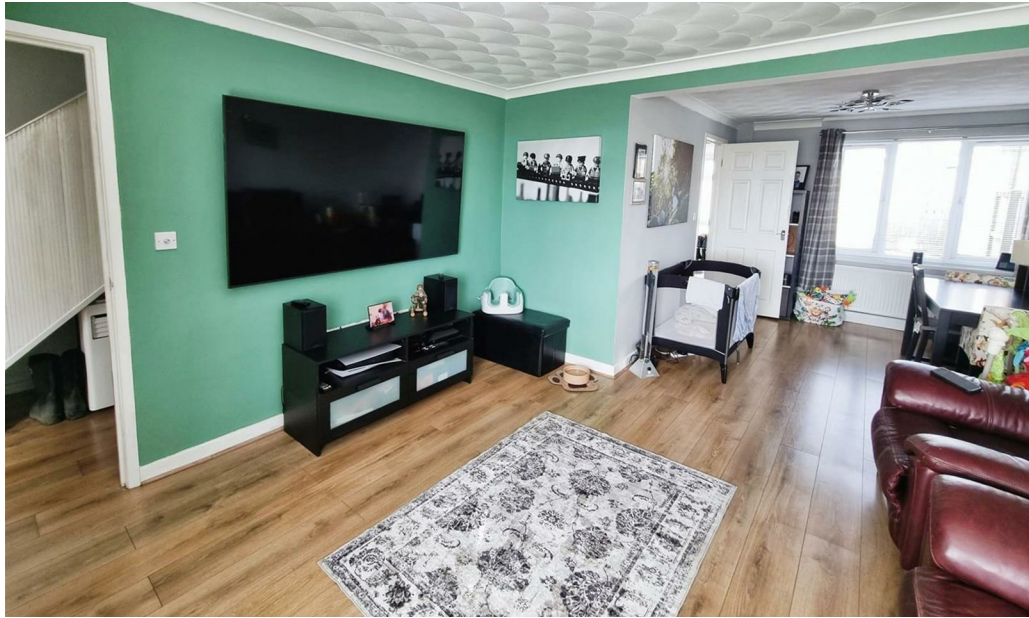
**Stanley Way**

Billy Row, Crook DL15 9TF

**£90,000**







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# Stanley Way

Billy Row, Crook DL15 9TF



- Three Bedroom End Terrace
- EPC Grade D
- First Floor Bathroom

- Wrap Around Gardens
- Kitchen
- UPVC Double Glazed and Gas Central Heating

- Lounge Diner
- Ground Floor WC
- Village Location

Nestled in the charming village of Billy Row, Crook, this delightful three-bedroom end terrace house on Stanley Way presents an excellent opportunity for families seeking a comfortable and spacious home. Built in 1975, the property boasts a well-proportioned layout that is both practical and inviting.

Upon entering, you are welcomed into a generous lounge, perfect for relaxation and family gatherings. The living space is bright and airy, providing a warm atmosphere for everyday living. The first-floor bathroom is conveniently located, serving the three well-sized bedrooms, which offer ample space for rest and personalisation.

One of the standout features of this property is the good-sized garden, which extends to the front, side, and rear. This outdoor space is ideal for children to play, for gardening enthusiasts, or for hosting summer barbecues with friends and family.

This end terrace house is not only a comfortable dwelling but also an ideal family home, situated in a peaceful community that offers a sense of belonging. With its practical layout and outdoor space, this property is sure to appeal to those looking for a place to create lasting memories. Don't miss the chance to make this lovely house your new home.

## Ground Floor

### Entrance Hall

Stairs rise to the first floor, central heating radiator and under stair storage space.

### Lounge and Dining Area

9'1" x 11'0" plus 12'0" x 13'1" (2.793 x 3.359 plus 3.675 x 3.991)

Having UPVC window, central heating radiator with ample space for dining table and opening leads into the lounge. The lounge area has UPVC window over looking the front of the property, central heating radiator and a door leading to the entrance hall.

### Kitchen

9'8" x 10'3" (2.953 x 3.125)

Fitted with base and wall units, tiled splash backs with ample space for free standing appliances as required. Central heating radiator, stainless steel sink with UPVC window above and a small breakfast bar seating area

### Ground Floor WC

Having WC, wash hand basin, heated towel rail and obscured UPVC window

### Rear Entrance

Access leads into a useful porch area with space for cloaks hanging and an opening into the kitchen.

### First Floor

#### Landing

Stairs rise from the entrance hall and provide access to the first floor accommodation, the loft and a useful storage cupboard housing the gas central heating boiler.

### Bathroom/WC

Fitted with a three piece suite comprising bath with electric shower over and glass screen, WC, wash hand basin, chrome heated towel rail, extraction fan and obscured UPVC window.

### Bedroom One

10'2" x 13'6" (3.112 x 4.136)

Located to the rear elevation of the property having UPVC window and central heating radiator.

### Bedroom Two

12'1" x 8'2" (3.687 x 2.508)

Located to the front of the property having UPVC window and central heating radiator.

### Bedroom Three

9'11" x 7'5" (3.041 x 2.283)

Also located to the front of the property having UPVC window and central heating radiator

### Exterior

To the front of the property a paved pathway leads to the front door with laid lawn at either side and a wrap around garden provides access to the side and rear of the property enclosed and bounded by fencing.

## Energy Performance Certificate

To view the Energy Performance Certificate for the property please use the following link:-

<https://find-energy-certificate.service.gov.uk/energy-certificate/8435-6127-7400-0802-8226>

EPC Grade D

## Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast Broadband available. Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.

Mobile Signal/coverage: Likely with O2. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: A Annual price: £1,624.04 (Maximum 2024)

Energy Performance Certificate Grade D

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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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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