

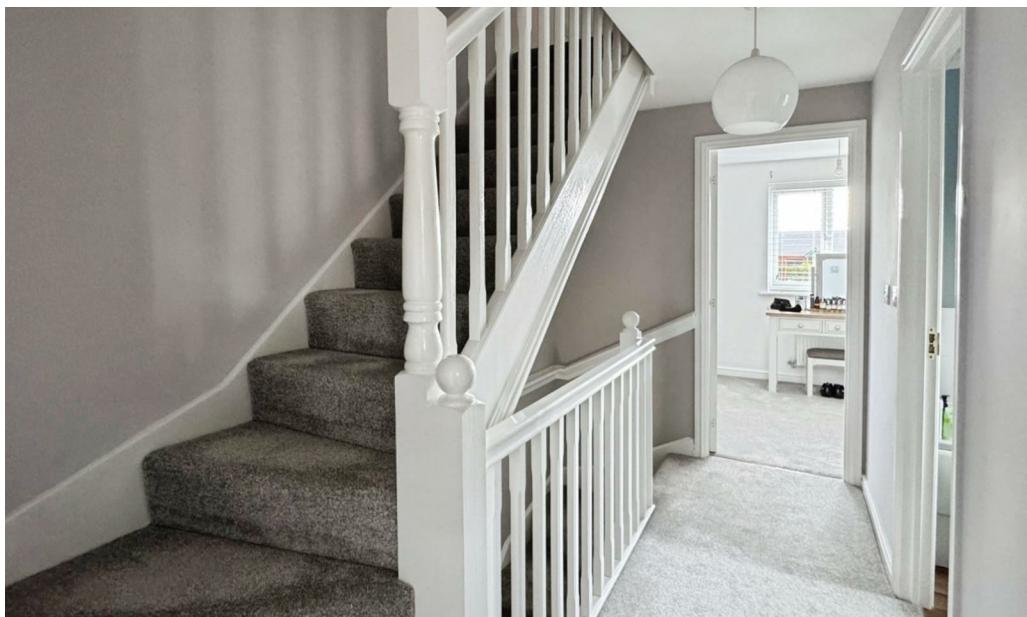


## Wooley Meadows

Stanley, Crook DL15 9UE

Chain Free £132,500





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# Wooley Meadows

Stanley, Crook DL15 9UE

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

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 are two well-appointed bathrooms, 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 3.759 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

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



x 3



x 2



x 1

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

## Exterior

To the front of the property there is a small lawn 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

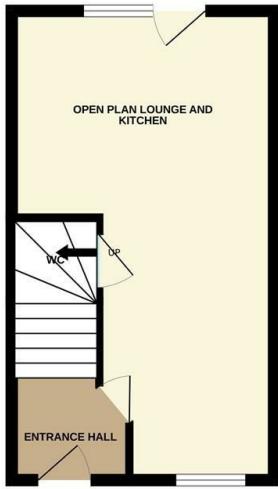
Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

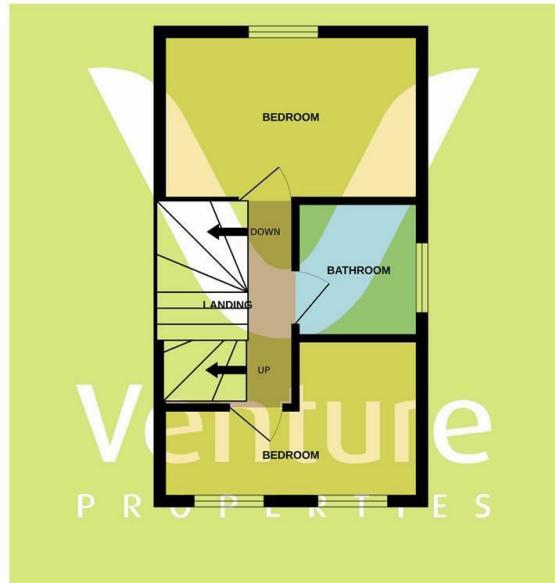
## Disclaimer

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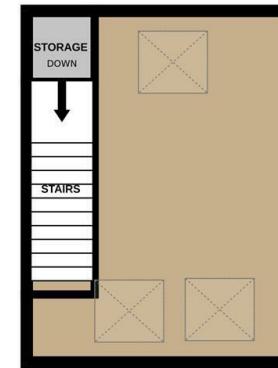
GROUND FLOOR



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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