

# SIGNATURE

## NORTH EAST

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 Bradbury Close, Stanley DH9 9PE

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**Asking Price**  
**£159,950**

Welcome to the charming property market, courtesy of Signature North East. Nestled in the serene village of Tanfield Lea, this semi-detached house offers an exquisite blend of comfort and convenience. Conveniently located close to the heart of Tanfield Lea, this property enjoys easy access to local amenities, ensuring everyday needs are within reach. Whether you seek tranquility amidst nature or modern comfort infused with practicality, this residence promises a lifestyle of unparalleled charm and convenience. Don't miss the opportunity to make it yours.

As you step inside, you're greeted by the spacious allure of a three-bedroom abode, boasting a layout perfectly designed for modern living. Downstairs, a utility room and garage provide practical spaces for daily tasks, while a large living room flows seamlessly into the upgraded kitchen/dining room, ideal for hosting gatherings or simply enjoying family meals. A separate conservatory invites you to bask in natural light and soak in the tranquil views of the surrounding landscape. With one bathroom to cater to your needs, convenience is never compromised.

This home exudes warmth and brightness, thanks to its airy ambiance and ample natural light streaming through large windows. Adding to its eco-friendliness, solar panels adorn the roof, promising energy efficiency and reduced utility costs. This home also features an upgraded front door.

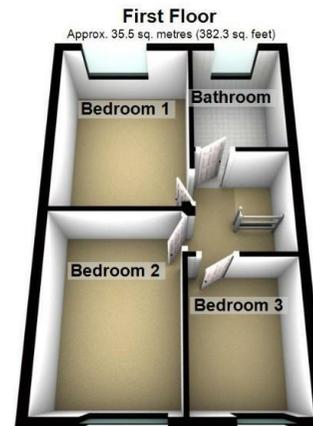
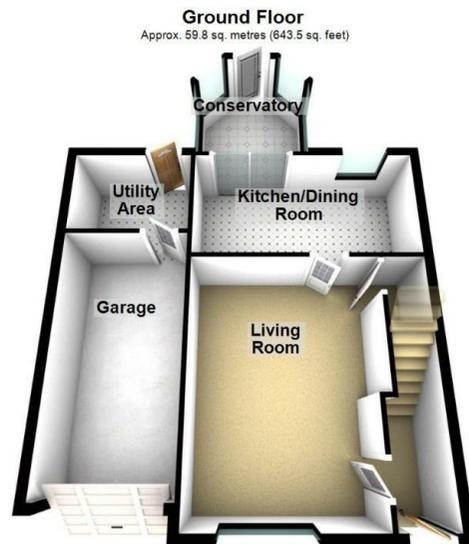
Ascend the staircase of this inviting home to discover three well-sized bedrooms, each offering a peaceful sanctuary for rest and relaxation. Natural light spills through the windows, creating an atmosphere of warmth and comfort. Whether it's the master bedroom or the additional rooms, there's ample space for personalization and comfort. Adjacent lies a family bathroom, complete with a WC, wash basin, and bath.

Outside, a rear garden beckons, complete with a charming pond and plum and apple trees, this property offers a peaceful retreat for relaxation or outdoor entertainment.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN



Total area: approx. 95.3 sq. metres (1025.7 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.  
Plan produced using PlanUp.

## Measurements:

Living Room  
16'4" x 12'5"

Kitchen / Dining Room  
15'6" x 7'7"

Conservatory  
8'8" x 8'2"

Bedroom One  
12'0" x 8'11"

Bedroom Two  
12'4" x 8'6"

Bedroom Three  
8'11" x 6'9"

Bathroom  
7'10" x 6'2"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>88</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 energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





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