

**Tyne Vale, Stanley, DH9 6PD**
**3 Bed - House - Townhouse**
**£140,000**

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# Tyne Vale
# Stanley, DH9 6PD

* WELL PRESENTED * SPACIOUS THREE STOREY TOWN HOUSE * IMPRESSIVE PRINCIPAL SUITE * EN SUITE AND DRESSING AREA * LARGE LOUNGE * PARKING FOR 1-2 CARS * FLEXIBLE FAMILY ACCOMMODATION *

Robinsons are delighted to offer to the market this well presented and deceptively spacious three bedroom town house, occupying a pleasant position on the outskirts of this modern residential development. Arranged over three floors, the property provides flexible family accommodation with generous room sizes throughout and should appeal to a variety of buyers.

The floorplan comprises a welcoming reception hallway with a convenient downstairs WC, fitted kitchen positioned to the front of the property and a spacious lounge to the rear with French doors opening onto the garden.

To the first floor there are two well-proportioned bedrooms, both benefitting from fitted wardrobes, together with a family bathroom.

Occupying the entire second floor is the impressive principal suite, featuring a large bedroom, extensive dressing area, en suite shower room and a Juliet balcony, creating an excellent private retreat.

Externally, the property benefits from an enclosed rear garden together with parking for one to two vehicles.

Tyne Vale forms part of a modern residential development on the outskirts of Stanley, offering convenient access to a wide range of shops, supermarkets, schools, cafés and everyday amenities within the town centre. The area is well placed for commuters, with excellent road links providing straightforward access to Chester le Street, Consett, Durham and Newcastle. There are also a number of nearby countryside walks, parks and recreational facilities, making the location well suited to families and those seeking a balance of convenience and outdoor living.














#BUILDINGCHAMPIONS


CHANEL
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**GROUND FLOOR**

**Hallway**

**Lounge**
15'3" x 11'5" (4.67 x 3.48)

**Downstairs WC**

**Kitchen / Dining Room**
16'6" x 8'5" (5.03 x 2.57)

**FIRST FLOOR**

**Landing**

**Bedroom 2**
13'3" x 11'3" (4.04 x 3.43)

**Bathroom**

**Bedroom 3**
9'6" x 8'11" (2.90 x 2.72)

**SECOND FLOOR**

**Landing**

**Bedroom 1**
18'9" x 12'2" (5.72 x 3.73)

**En-Suite**

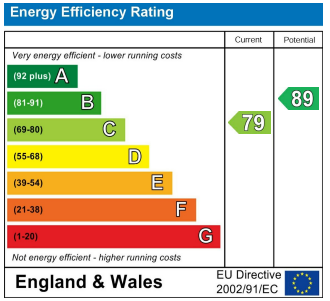
**Dressing Room**

**AGENT'S NOTES**
Council Tax: Durham County Council, Band A
Tenure: Freehold
EPC - C
Property Construction – Understood to be of standard construction.
Number & Types of Rooms – Please refer to the details and floorplan. All measurements are provided for guidance only.
Gas Supply – Mains
Electricity Supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas Central Heating
Estimated Mobile Phone Coverage – Please refer to the Ofcom website: https://www.ofcom.org.uk
Estimated Broadband Download Speeds – Please refer to the Ofcom website: https://www.ofcom.org.uk
Building Safety – The vendor is not aware of any building safety issues. However, we recommend that the purchaser instructs a chartered surveyor to confirm this.
Restrictions – Any covenants affecting the property are contained within the Land Registry Title Register, which is available for inspection.
Selective Licensing Area – Yes
Probate – Not applicable.
Rights & Easements – None known.
Flood Risk – Please refer to the GOV.UK website: https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – Please refer to the GOV.UK website: https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – None known.
Planning Permission – We are not aware of any planning applications in the immediate area that would materially affect the property.
Mining Area – Coal Mining Reporting Area. Further searches may be required by your legal representative.
Disclaimer: Our particulars have been prepared in good faith using publicly available information and details provided by the vendor prior to marketing. Verification of this information, together with any additional details relating to Material Information Parts A, B and C, should be obtained from your legal representative or the relevant authorities before making any financial commitment. Robinsons accepts no liability for information that is subsequently amended or for any unintentional errors or omissions.
HMRC Compliance: Anti-money laundering regulations require estate agents to carry out identity checks on purchasers once an offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

# Tynevale

## Approximate Gross Internal Area
## 1298 sq ft - 120 sq m




**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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