



## 15 Orwell Gardens, Stanley, DH9 6QA

**£640 Per month**

This immaculate presented 2 bedroom unfurnished home is situated on a quiet modern development of Orwell Gardens, Stanley DH9 and is the perfect home for young professional couples or a small family.

The property boasts a sleek and modern design with a neutral colour palette, with parking available, large garden space and close to local amenities.

This loving family home on the ground floor comprises of a kitchen, WC, and lounge with rear access via 2 French doors to a large garden. On the first floor, there are two spacious bedrooms, the property is completed with a modern family bathroom with shower over bath.

Benefits from a parking space just outside the front door.

This property is well placed for transport links giving access to Durham, Newcastle and Sunderland making it perfect for commuting and is only a few minutes drive from Stanley Town Centre.

## **Entrance Hallway**

Entrance through external door into hallway, with wooden flooring and radiator; staircase to first floor

## **Ground floor WC**

Low level WC, wash hand basin, radiator, front aspect double glazed window

## **Lounge 10'2" x 14'5" (3.1 x 4.4)**

Two double glazed French doors to rear aspect; storage cupboard; carpeted flooring; TV point; radiator

## **Kitchen**

Range of wall and base units; white ceramic sink; wooden flooring; Gas cooker; Cupboard housing boiler; double glazed window; radiator

## **First Floor Landing**

carpeted flooring; access to loft; radiator

## **Bedroom One 8'6" x 14'5" (2.6 x 4.4)**

Two double glazed windows to rear aspect; carpeted flooring; radiator

## **Bedroom Two 7'6" x 14'5" (2.3 x 4.4)**

Two double glazed windows to front aspect; carpeted flooring; built in storage cupboard; radiator

## **Bathroom**

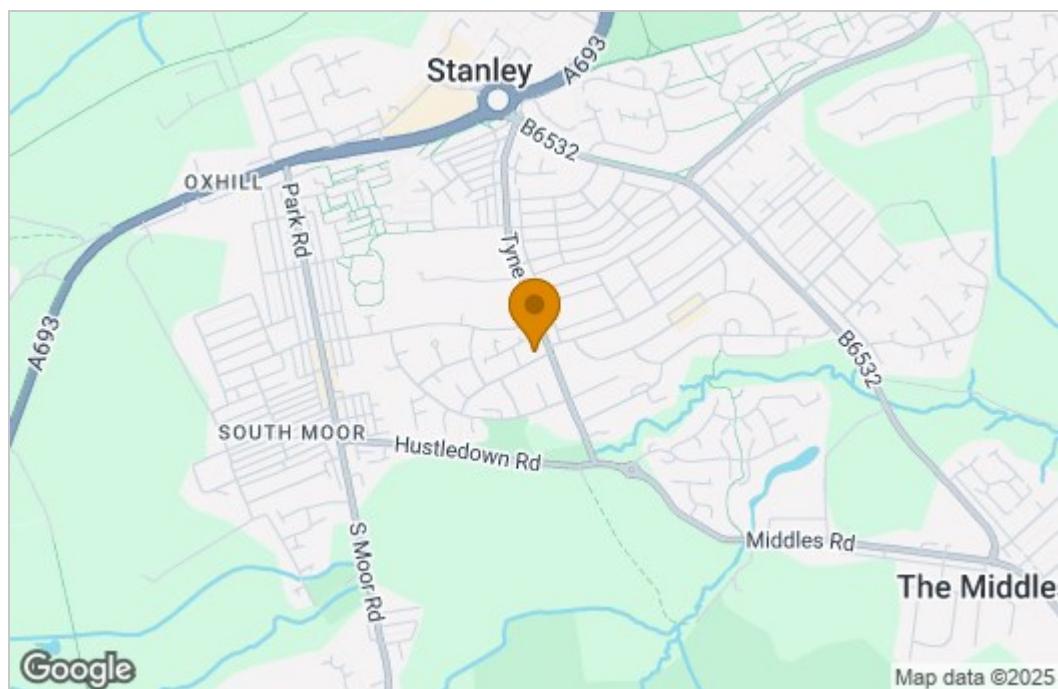
Three piece bathroom suite comprising of low level WC; panelled bath with shower over; pedestal hand wash basin; radiator;

## **External**

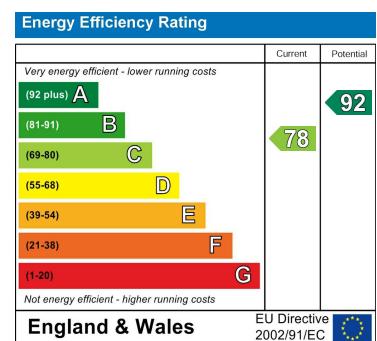
An enclosed rear garden laid to lawn; Driveway to front aspect;

## Floor Plan

## Area Map



## Energy Efficiency Graph



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