



Deerness Heights, Stanley, DL15 9TJ  
3 Bed - House - Detached  
£175,000

**ROBINSONS**  
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## Deerness Heights Stanley, DL15 9TJ

Robinsons are delighted to present to the sales market this beautifully presented three-bedroom detached home, offering stylish and modern living throughout. Benefiting from gas central heating and UPVC double glazing, the property features contemporary kitchen and bathroom suites and is ideal for a range of buyers.

The accommodation briefly comprises an entrance porch leading into a spacious lounge, an inner hallway with staircase to the first floor, and a convenient cloakroom/WC. To the rear is a superb open-plan kitchen/dining room fitted with a modern range of wall, base and drawer units, integrated hob and oven, space for additional appliances, and ample room for a dining table — perfect for family living and entertaining.

To the first floor are three well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room. Completing the accommodation is a modern family bathroom.

Externally, the property enjoys a driveway, garage, and lawned garden to the front. The enclosed rear garden is mainly laid to lawn and also features a timber decking area, ideal for outdoor seating and entertaining, along with space for a garden shed.

Deerness Heights is a popular modern development conveniently located within easy reach of shopping amenities, local schools, and bus links, making it well placed for everyday commuting and family life.

Early viewing is highly recommended to fully appreciate what this excellent home has to offer. Please contact Robinsons to arrange your viewing appointment.













### Agents Notes

Council Tax: Durham County Council, Band C - Approx. £2331 p.a

Tenure: Freehold

Property Construction – Standard,

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains (not metered)

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 would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – yes

Probate

Rights & Easements – None known, check with seller

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – check with seller

Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – any alterations or conversions etc.

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

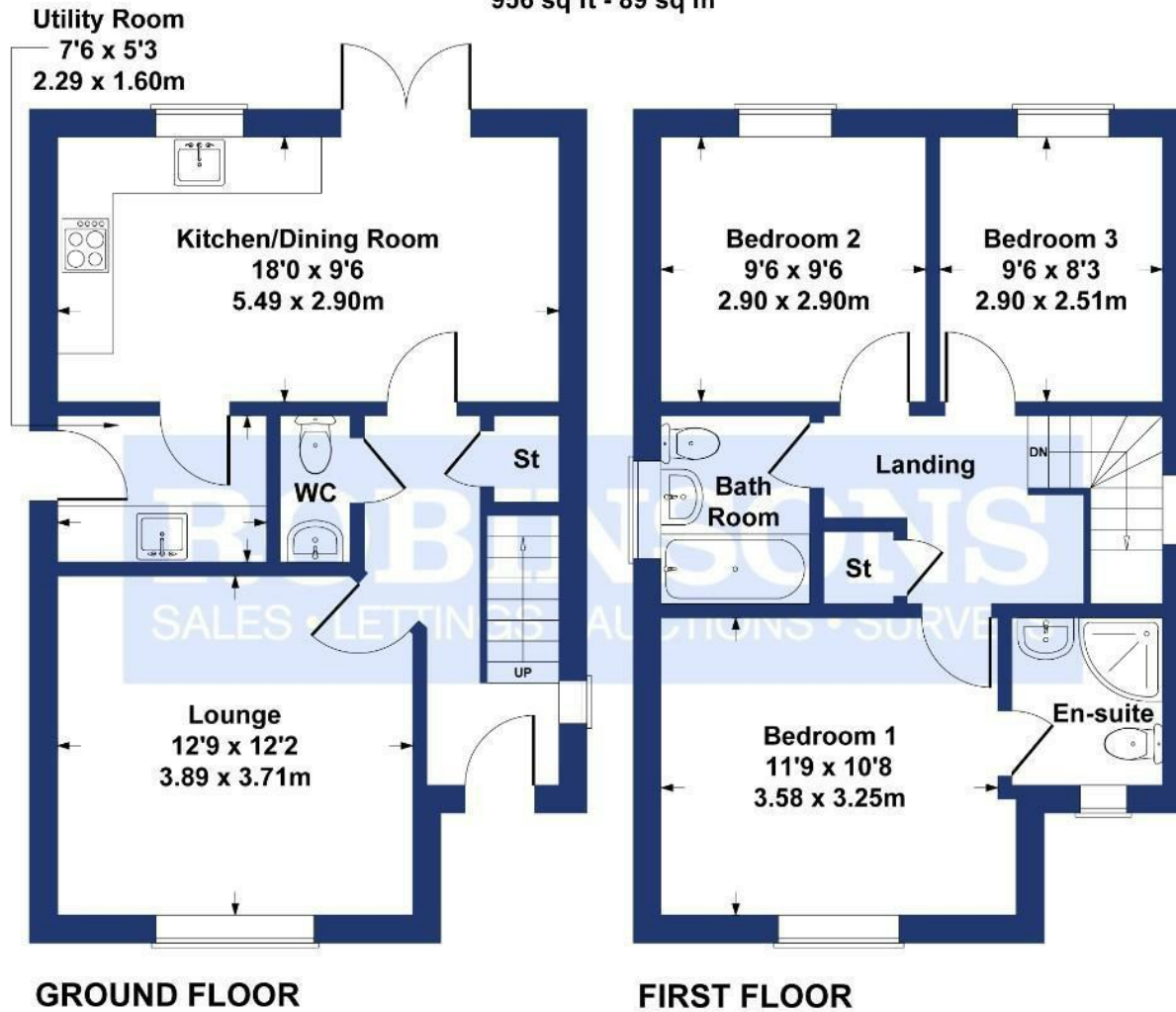
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their 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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



# Deerness Heights Stanley Crook

Approximate Gross Internal Area  
956 sq ft - 89 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.

Produced by Potterplans Ltd. 2026

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		90
(61-81)	B		
(69-80)	C	78	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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