



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

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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. £xxxx 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.



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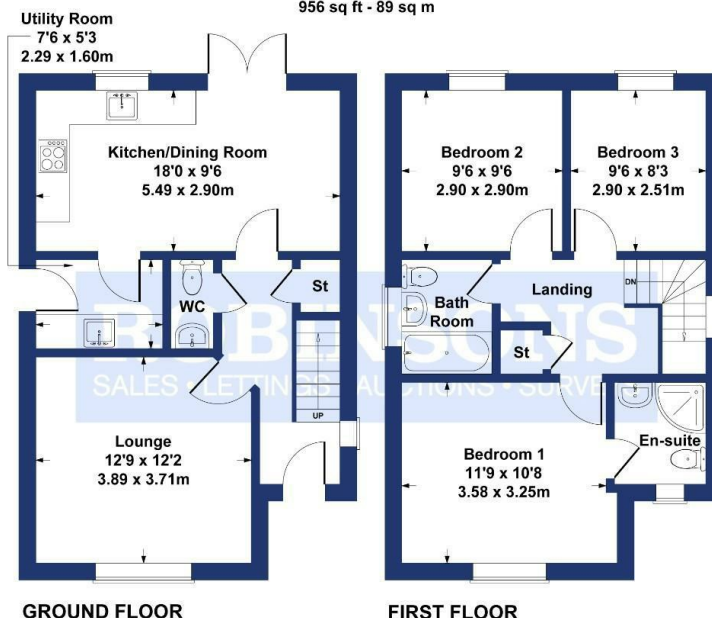
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

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		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	78	90
EU Directive 2002/91/EC		

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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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