



Park Road, South Moor, DH9 7AP  
5 Bed - House - Terraced  
Offers Over £155,000

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## Park Road South Moor, DH9 7AP

\* TRULY UNIQUE \* GATED ACCESS \* INCREDIBLY SPACIOUS FAMILY HOME WITH 3 RECEPTION ROOMS \* 5 LARGE BEDROOMS \* SIZEABLE GARAGE WITH ADDITIONAL FLOOR \* GARDEN AND PARKING \* A TRUE ONE OFF \* SOLAR PANELS OFFERING A GOOD RETURN \* CASH BUYERS \*

Offered to the market is this incredibly spacious, highly unique five bedroom home. The property, which has garden, parking, and gated access, also has the benefit of a large garage with additional floor above.

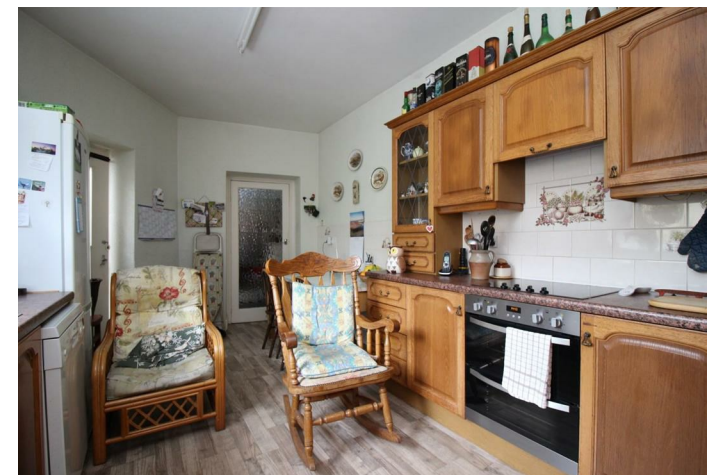
The internal floorplan comprises: entrance lobby, feature hallway, comfortable lounge, separate dining room, garden room, and a kitchen. To the first floor there is a landing, five large bedrooms, inner hallway, bathroom, and storage room.

There is gated access which provides off-street car parking for two cars, and a patio area.

Throughout the house is uPVC double glazing (apart from two feature sash windows in the dining room) and gas fired central heating. There are solar panels which are offering a good rate of return, and are fully owned outright.

Local schooling is available closely, along with some local amenities. The property is also situated close to Stanley town centre which has a wide range of shops, schools, and amenities. Commuters are well placed, being close to the A692 and A693 highways, which provide easy access to Consett, Chester le Street, the A1(M), Newcastle, Gateshead, the Metro Centre, and the Team Valley.

The home should appeal to a wide variety of potential purchasers and early viewing is strongly advised.













## GROUND FLOOR

### Entrance Lobby

### Hallway

Stairs to first floor and large storage cupboard

### Lounge

15'1" x 13'9" (4.6 x 4.2)

### Dining Room

15'8" x 15'1" (4.8 x 4.6)

### Kitchen

20'0" x 10'2" (6.1 x 3.1)

### Garden Room

13'1" x 6'10" (4 x 2.1)

## FIRST FLOOR

### Landing

### Bedroom

14'5" x 13'1" (4.4 x 4)

### Bedroom

14'9" x 11'5" (4.5 x 3.5)

### Bedroom

14'9" x 11'5" (4.5 x 3.5)

### Bedroom

10'2" x 10'2" (3.1 x 3.1)

### Bedroom

11'1" x 8'10" (3.4 x 2.7)

### Inner Hallway

Leading to:

### Bathroom

13'5" x 10'2" (4.1 x 3.1)

### Large Storage Area

9'10" x 5'10" (3 x 1.8)

## EXTERNALLY

### Garage

20'4" x 17'4" (6.2 x 5.3)

Stairs to:

### First Floor Garage Space

20'4" x 17'4" (6.2 x 5.3)

### Agents Notes

Electricity Supply: Mains

Water Supply: Mains

EPC - C

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 8 Mbps, Superfast 76 Mbps, Ultrafast 1,000 Mbps

Mobile Signal/Coverage: Average/Good

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,621 p.a

Energy Rating: D

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. 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. Robinsons cannot accept liability for any information provided.

Council Tax: Gateshead, Band A

Tenure: Leasehold

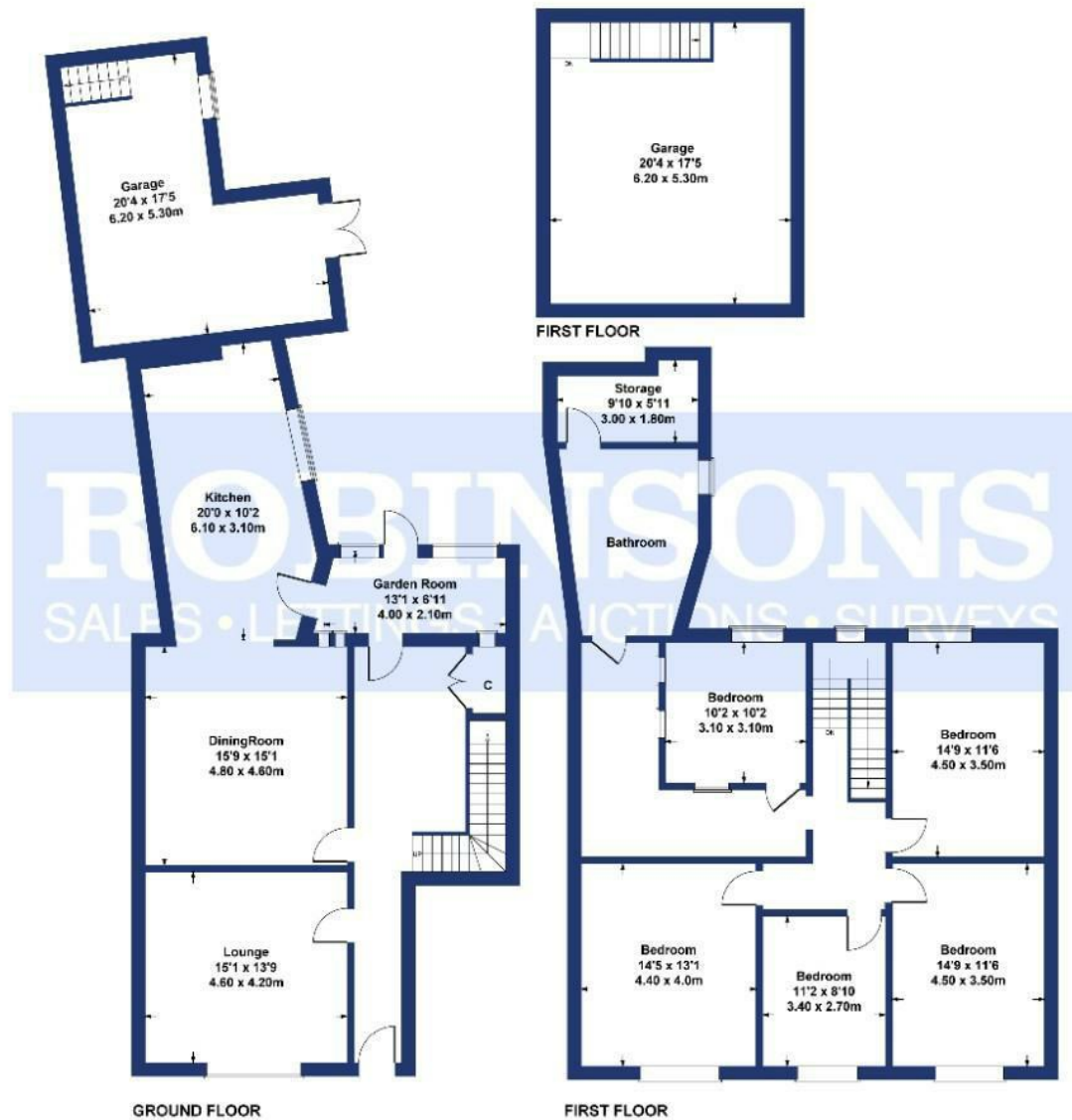
Property Construction – Non-traditional

Gas Supply – To follow

Electricity supply – To follow



**Park Road**  
Approximate Gross Internal Area  
2820 sq ft - 262 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. 2022

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (82 plus) <b>A</b>                          |                         |           |
| (81-81) <b>B</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>                  | 69                      | 80        |
|                                             | 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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