Orwell Gardens, Stanley, DH9 6QA
1 Bed - House - Semi-Detached
Offers In The Region Of £72,500

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Orwell Gardens
Stanley, DH9 6QA

* NO ONWARD CHAIN * RARELY AVAILABLE * MUCH IMPROVED * EXCELLENT STANDARD THROUGHOUT * REDECORATED * NEW FLOORING * DESIGNATED PARKING * A MUST VIEW *

Offered for sale with no onward chain is this rarely available and much improved home, presented to an excellent standard throughout and ready to move straight into. The property has undergone a number of recent improvements including redecoration, new flooring and numerous upgraded fixtures and fittings, creating an attractive and comfortable home which should appeal to a variety of buyers.

Internally, considerable attention has been given to the presentation, with new door and window handles, stylish blinds and new flooring. The inviting living space also features a remote controlled electric feature fire, while gas central heating is provided via a combination boiler.

The kitchen is well equipped with a range of appliances including, digital touch electric hob, fridge/freezer, oven and extractor hood. The bathroom has also been improved and incorporates a bath with electric shower over and new flooring.

Externally, the property benefits from a low maintenance front garden together with the significant advantage of a designated parking bay to the rear.

Orwell Gardens is conveniently positioned within Stanley, providing easy access to a wide range of shops, supermarkets and everyday amenities. The area is well placed for local schools, parks and recreational facilities, while good road and public transport links provide convenient access towards Durham, Chester le Street, Consett, Newcastle and surrounding areas.

With no onward chain, parking and an excellent standard of presentation throughout, early viewing is highly recommended.

Entrance
The exterior of the property is equally impressive, with a low maintenance front garden. Convenience is key, and this property comes with a designated parking bay at the rear, ensuring hassle-free parking.

Bedroom
13'1" x 11'1" (4 x 3.4)

Bathroom
8'6" x 5'10" (2.6 x 1.8)

FIRST FLOOR

Open Plan Lounge & Kitchen
17'8" x 13'1" (5.4 x 4)

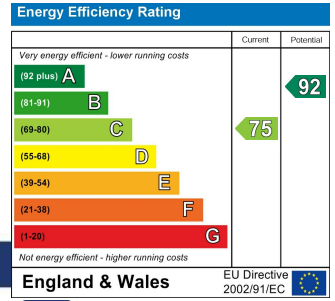
EXTERNAL

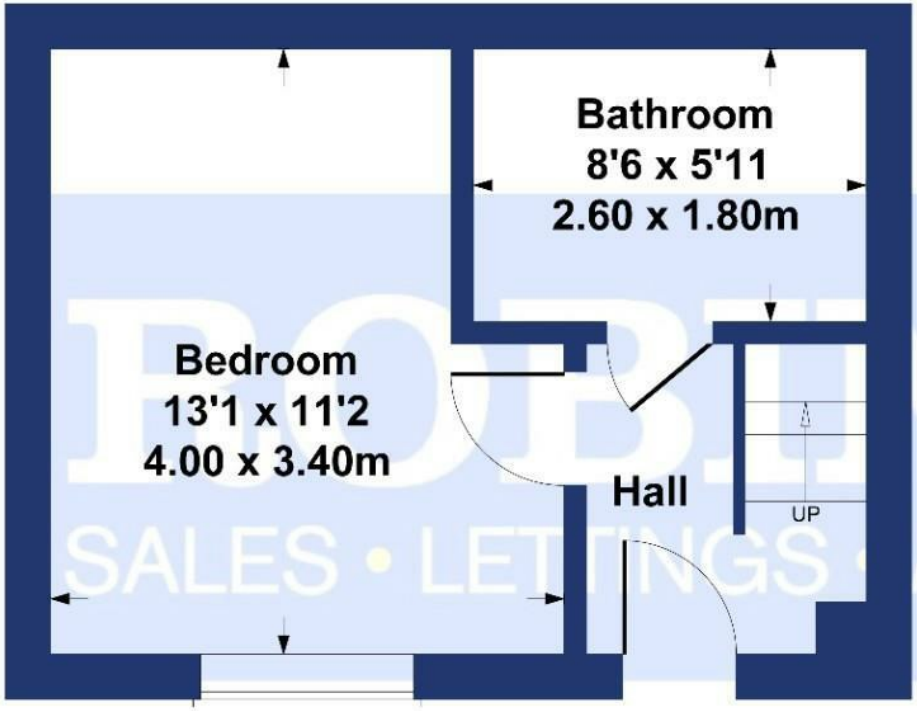
Sale Ready
Get ready for speedier, smoother and more successful sales with Sale Ready properties!
The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.
The legal pack includes:
• Evidence of title
• Standard searches (regulated local authority, water & drainage & environmental)
• Protocol forms and answers to standard conveyancing enquiries
The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion.

Agent 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 – Please confirm with your legal adviser.
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.

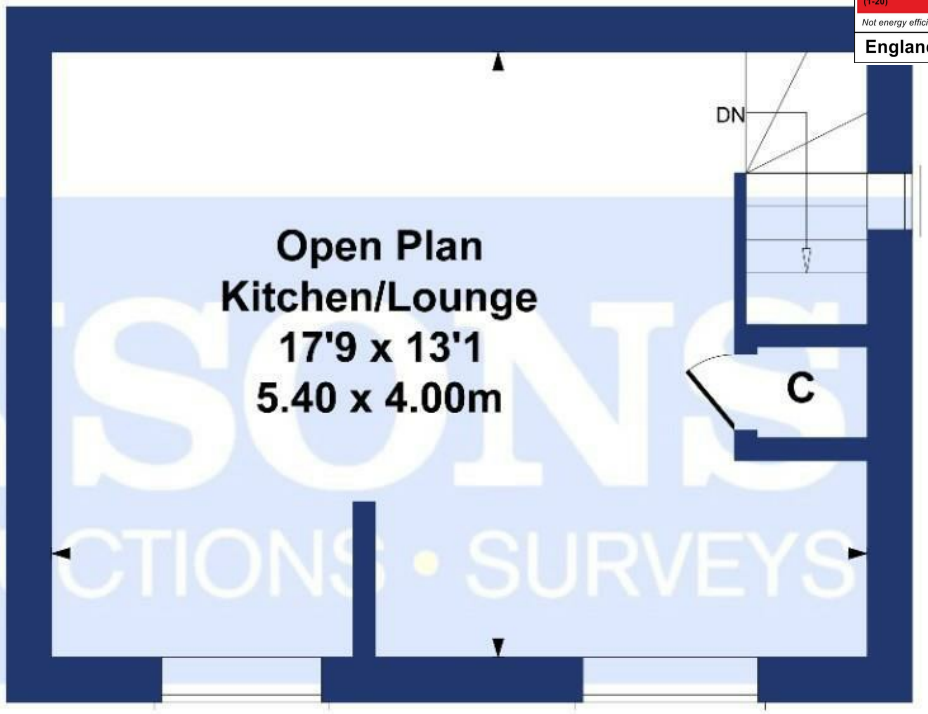
Orwell Gardens

Approximate Gross Internal Area
462 sq ft - 43 sq m





GROUND FLOOR



FIRST FLOOR

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

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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