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property professionals

**Wesley Terrace,**  
Catchgate, Stanley, DH9 8QL

- Mid-terraced house
- 2 bedrooms
- No upper chain
- Garden and yard

**£59,950**

EPC Rating D (60)







## Property Description

This two bedroom stone-built terraced house is available with no upper chain. The accommodation comprises a lounge, modern breakfasting kitchen, first floor landing, two bedrooms and a bathroom. There is a garden to the front and a self-contained yard to the rear with public parking adjacent. Gas combi central heating, full uPVC double glazing, freehold, Council Tax band A, EPC rating D (60). Virtual tour available.

### LOUNGE

12' 9" x 16' 1" (3.90m x 4.91m) uPVC entrance door with matching double glazed window, stairs to the first floor, two double radiators and a door leading to the breakfasting kitchen.

### BREAKFASTING KITCHEN

8' 11" x 16' 1" (2.73m x 4.91m) Fitted with a range of high gloss white wall and base units with contrasting laminate worktops and tiled splash-backs. Integrated electric oven/grill, halogen hob with extractor fan over. Stainless steel sink with mixer tap, plumbed for a washing machine, part tiled floor, breakfast bar, wall





mounted gas combi central heating boiler, double radiator, uPVC double glazed windows and matching rear exit door.

#### FIRST FLOOR

##### LANDING

Loft access hatch and doors leading to the bedrooms and bathroom.

##### BEDROOM 1 (TO THE FRONT)

12' 10" x 12' 5" (3.92m x 3.81m) Built-in storage cupboard, double radiator and a uPVC double glazed window.



##### BEDROOM 2 (TO THE REAR)

9' 0" x 9' 6" (2.75m x 2.90m) Double radiator and a uPVC double glazed window.

##### BATHROOM

5' 10" x 6' 2" (1.78m x 1.90m) A white suite featuring a panelled bath, pedestal wash basin, WC, tiled splashbacks, single radiator and a uPVC double glazed window.

##### EXTERNAL

##### TO THE FRONT

Garden enclosed by timber fence and gate.



##### TO THE REAR

Self-contained yard.

##### HEATING

Gas fired central heating via combination boiler and radiators.

##### GLAZING

Full uPVC double glazing installed.

##### ENERGY EFFICIENCY

EPC rating D (60). Please speak to a member of staff for a copy of the full Energy Performance Certificate.



##### TENURE

We understand that the property is freehold. We would recommend that any purchaser has this confirmed by their legal advisor.

##### COUNCIL TAX

The property is in Council Tax Band A, which currently equates to £1,469 per annum.





#### MAKING AN OFFER

Please note that all offers will require financial verification including mortgage agreement in principle, proof of deposit funds, proof of available cash and full chain details including selling agents and solicitors down the chain. Under New Money Laundering Regulations we require proof of identification from all buyers before acceptance letters are sent and solicitors can be instructed.

#### NEED A MORTGAGE?

We have independent mortgage advisers within our branch, who will search the whole market to find the best suitable mortgage and help you progress through the process. Contact our office to arrange a telephone or office appointment.



#### SELECTIVE LICENCE

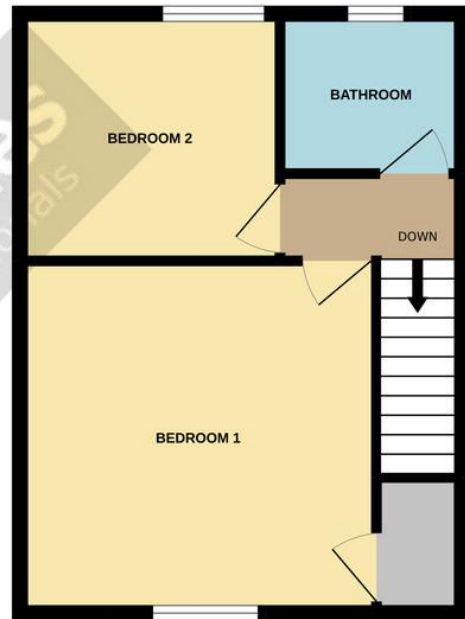
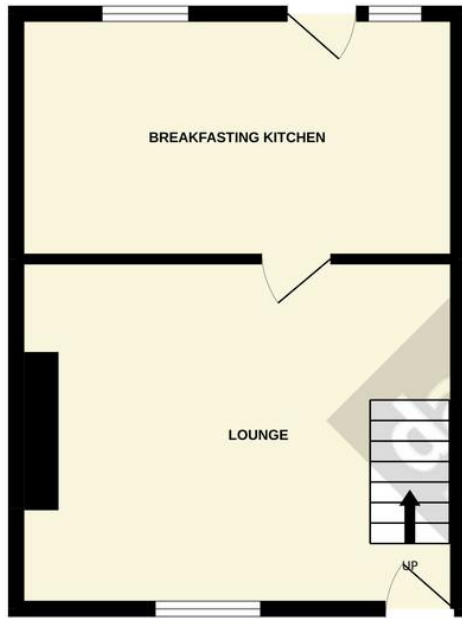
Please note that this property falls within the Local Authority Selective Licensing zone where a Landlord is required to register the property with the council every five years. Charges apply. Please visit [www.durham.gov.uk/selectivelicensing](http://www.durham.gov.uk/selectivelicensing) for further information.

#### AGENTS NOTE

Whilst we endeavour to make our particulars accurate and reliable, they should not be relied on as a statement or representations of fact, and do not constitute any part of an offer or contract. The owner does not make or give, nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We have not checked or tested any appliances mentioned (including heating systems or electrical fittings) therefore working order cannot be confirmed. All measurements are given to the nearest 5cm.

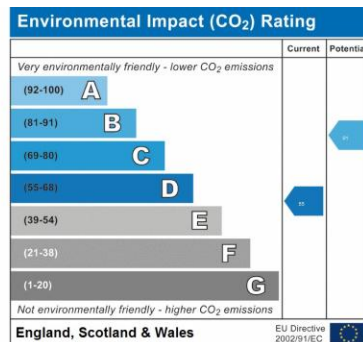
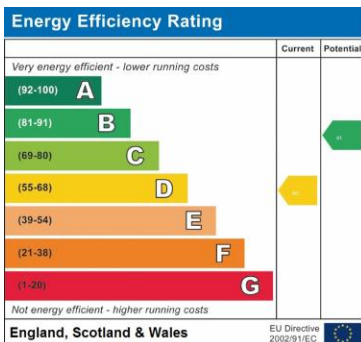
GROUND FLOOR  
31.8 sq.m. (343 sq.ft.) approx.

1ST FLOOR  
32.7 sq.m. (353 sq.ft.) approx.



TOTAL FLOOR AREA : 64.6 sq.m. (695 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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