



## Manor Court | Catchgate | Stanley | DH9 8AB

Occupying a corner position within this modern and popular estate in Catchgate, we offer for sale this three bedroom end terraced house with no upper chain which provides an ideal family home. Benefits from a driveway and additional parking available to the side and across the road are visitor parking bay. There are front and rear lawn gardens with a raised paved patio area. Internally the property briefly comprises of entrance hallway, cloakroom/wc, lounge, kitchen diner with appliances, to the first floor are three bedrooms and family bathroom. EPC rating C (78). Virtual tour available.

**£115,000**

- 3 bedroom end-terraced house with no chain
- Driveway and visitor parking available
- Lawn gardens to front and rear
- Paved patio areas in the rear garden
- Kitchen with appliances



## Property Description

### HALLWAY

uPVC double glazed entrance door, radiator, staircase to the first floor landing.

### CLOAKROOM/WC

WC, wash basin with tiled splash backs, tiled flooring, uPVC double glazed window, wall mounted mirror.

### LOUNGE

13' 11" x 13' 1" (4.25m x 4.00m) uPVC double glazed window, radiator, under-stair storage cupboard.

### KITCHEN/DINER

15' 9" x 7' 9" (4.82m x 2.38m) Fitted wall and base units, complimentary work surfaces, tiled splash backs, integrated oven and gas cooking hob, extractor canopy, sink and drainer with mixer tap, washing machine and fridge/freezer can be left or removed if required, space for dryer, gas combi central heating boiler, tiled flooring extending to the dining area with

radiator, uPVC double glazed window and door to the rear garden.

### FIRST FLOOR

Landing, radiator.

### BEDROOM 1

12' 6" x 9' 0" (3.82m x 2.76m) uPVC double glazed window, radiator.

### BEDROOM 2

9' 2" x 9' 0" (2.81m x 2.76m) uPVC double glazed window, radiator.

### BEDROOM 3

8' 6" x 6' 8" (2.60m x 2.05m) uPVC double glazed window, radiator.

### BATHROOM

6' 9" x 6' 1" (2.06m x 1.86m) Panel bath with tiled splash

backs, electric shower over, curtain pole, WC, pedestal wash basin, tiled flooring, uPVC double glazed window.

### EXTERNAL

To front - tarmac driveway with lawn garden extending to the side with a access gate to the rear garden. To rear - raised paved patio and gravelled area, steps leading down to a lawn and paved patio.

### HEATING

Gas fired central heating via combination boiler and radiators.

### GLAZING

uPVC double glazing installed.

### ENERGY EFFICIENCY

EPC rating C (78). 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.

## VIEWINGS

We have created a virtual tour which can be viewed on our YouTube channel, our website, property portals and our social media accounts such as Facebook, Twitter and Instagram. To arrange a viewing please contact the office.

## 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.

## MORTGAGE ADVICE

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.

## 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.







## Tenure

Freehold

## Council Tax Band

A

## Viewing Arrangements

Strictly by appointment

## Contact Details

Anthony House

Anthony Street

Stanley

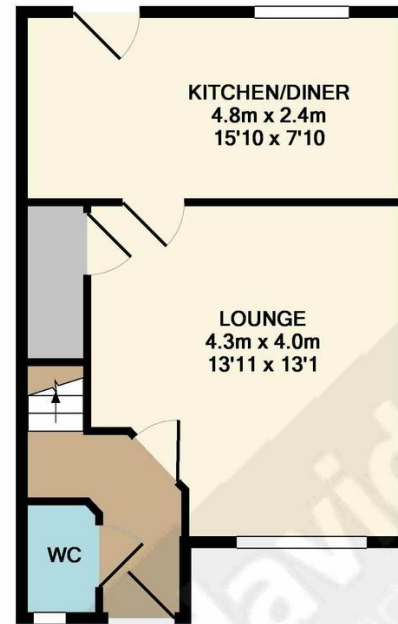
County Durham

DH9 8AF

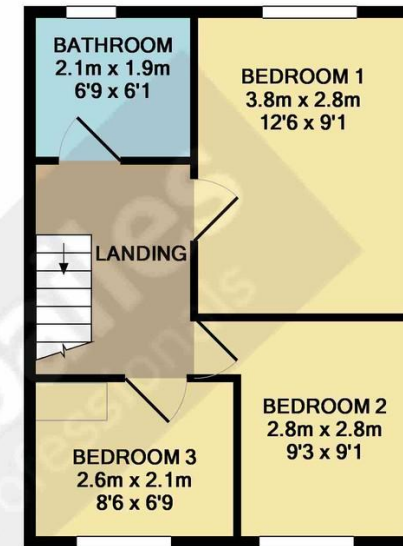
[www.davidbailes.co.uk](http://www.davidbailes.co.uk)

[info@davidbailes.co.uk](mailto:info@davidbailes.co.uk)

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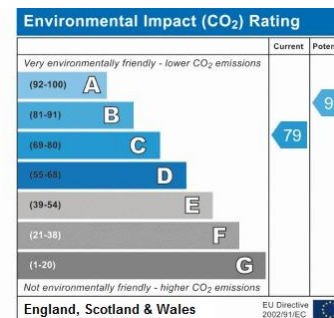
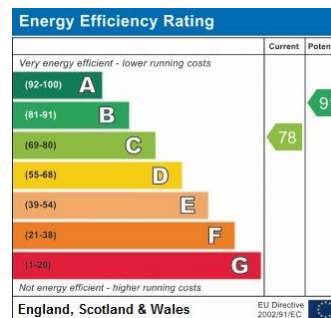
GROUND FLOOR  
APPROX. FLOOR  
AREA 33.9 SQ.M.  
(365 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 31.5 SQ.M.  
(339 SQ.FT.)

TOTAL APPROX. FLOOR AREA 65.4 SQ.M. (704 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 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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