

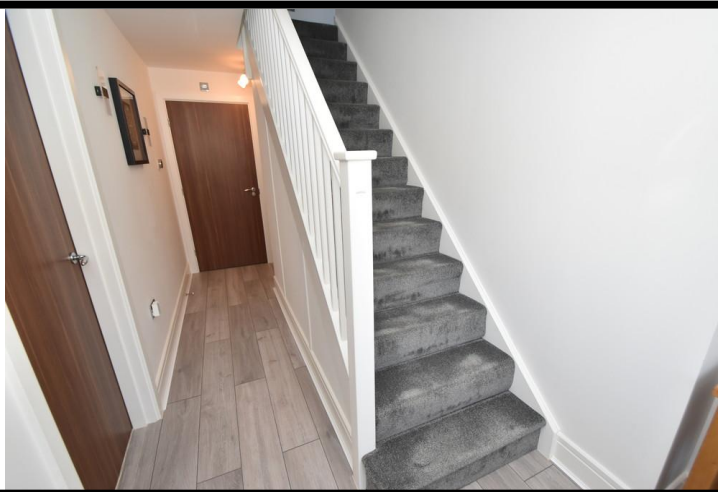


Kingsdale Close | Catchgate | Stanley | DH9 8FB

This is a beautifully appointed four-bedroom family home, offered to the market with no onward chain. The property boasts recent high-quality updates including fixtures and fittings, a newly upgraded central heating boiler, and a multi-fuel stove. It also features well-maintained gardens, a detached double garage, and a double driveway. Positioned in a quiet cul-de-sac, the home includes a welcoming entrance hall with storage space, a dual-aspect lounge, cloakroom, and a spacious kitchen/diner. On the first floor, there are four bedrooms (master with en-suite) and a family bathroom. Additional benefits include gas combi central heating, uPVC double glazing, an EPC rating of C (77), freehold tenure, and a Council Tax band C. Virtual tours are available on our website.

£200,000

- Beautifully appointed four-bedroom detached family home.
- Available with no onward chain.
- Recent high-quality updates, including fixtures and fittings.
- Upgraded central heating boiler and multi-fuel stove.
- Features well-maintained gardens, a detached double garage, and a double driveway.



Property Description

HALLWAY

Double glazed entrance door, uPVC double glazed side windows, LVT flooring, stairs to the first floor with storage cupboard beneath, wall lights, double radiator, Google Nest smart central heating thermostat, telephone point and doors leading to the lounge, WC and a doorway to the kitchen/diner.

LOUNGE

17' 9" x 10' 0" (5.42m x 3.05m) Dual aspect with uPVC double glazed window and matching French doors which open to the rear garden. Feature multi-fuel stove sits on a quartz hearth, LVT flooring and two single radiators.

WC

5' 7" x 3' 6" (1.71m x 1.08m) WC with concealed cistern, wash basin, feature tiled walls, LVT flooring, uPVC double glazed frosted window, single radiator and LED spotlights.

KITCHEN/DINER

17' 9" x 13' 5" (maximum) (5.42m x 4.09m) A spacious dual aspect room which is fitted with a range of high-gloss wall and base units finished in white and grey with soft closing doors and drawers. LED lighting onto granite effect laminate worktops and matching upturns. Space for a slot-in cooking range with glass-back and illuminated extractor canopy over. Stainless steel sink with vegetable drainer and mixer tap, space for an American style fridge/freezer, space and plumbing for a dishwasher, for a washing machine and also for a tumble dryer. Wall mounted gas condensing combi central heating boiler (installed in 2022), LVT flooring, uPVC double glazed windows, double glazed rear exit door, double radiator and LED spotlights.

FIRST FLOOR

LANDING

Storage cupboard, loft access hatch and doors leading to the bedrooms and bathroom.

MASTER BEDROOM (TO THE FRONT)

8' 7" x 12' 11" (2.62m x 3.94m) Fitted wardrobes with sliding doors, uPVC double glazed window, single radiator and a door leading to the en-suite shower/WC.

EN-SUITE SHOWER/WC

5' 5" x 6' 10" (1.67m x 2.09m) A white suite featuring a glazed enclosure with thermostatic mains-fed shower and tiled splash-backs. Pedestal wash basin, WC, chrome towel radiator, uPVC double glazed frosted window, inset LED spotlights and a ceiling mounted extractor fan.

BEDROOM 2 (TO THE FRONT)

8' 6" x 11' 2" (2.61m x 3.41m) uPVC double glazed window and a single radiator.

BEDROOM 3 (TO THE REAR)

8' 11" x 9' 9" (2.72m x 2.98m) uPVC double glazed window and a single radiator.

BEDROOM 4 (TO THE REAR)

8' 11" x 10' 2" (maximum) (2.72m x 3.11m) uPVC double glazed window and a single radiator.

BATHROOM

5' 5" x 7' 1" (1.67m x 2.18m) A white suite featuring a panelled bath with glazed screen and thermostatic shower over with additional hand-riser, half-pedestal wash basin, WC, feature tiled walls, chrome towel radiator, ceiling mounted extractor fan, LED spotlights and a uPVC double glazed frosted window.

EXTERNAL

TO THE FRONT

Open-plan lawn, path and gate leads to the rear. Detached garage and driveway to one side.

GARAGE & DRIVEWAY

17' 0" x 16' 8" (5.20m x 5.10m) A detached double garage with twin block-paved driveway. Twin up and over doors, power

points and lighting.

TO THE REAR

A landscaped West facing garden with paved patio, lawn, cold water supply tap, flower beds, enclosed by timber fence and brick walls.

HEATING

Gas fired central heating via combination boiler (Worcester boiler installed in 2022) and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating C (77). 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 C (£2,161).

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

C

Viewing Arrangements

Strictly by appointment

Contact Details

Anthony House

Anthony Street

Stanley

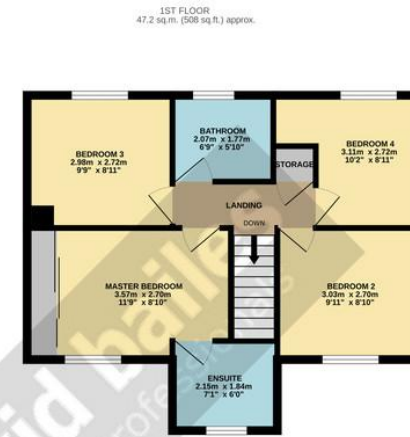
County Durham

DH9 8AF

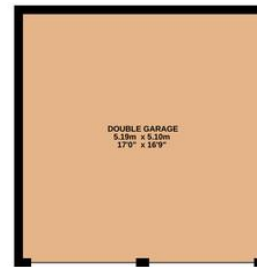
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01207231111



GARAGE
26.5 sq.m. (285 sq.ft.) approx.



TOTAL FLOOR AREA: 120.7 sq.m. (1299 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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Energy Rating

Most energy efficient - lower running costs



Not energy efficient - higher running costs



England & Wales

EU Directive
2002/91/EC

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

