

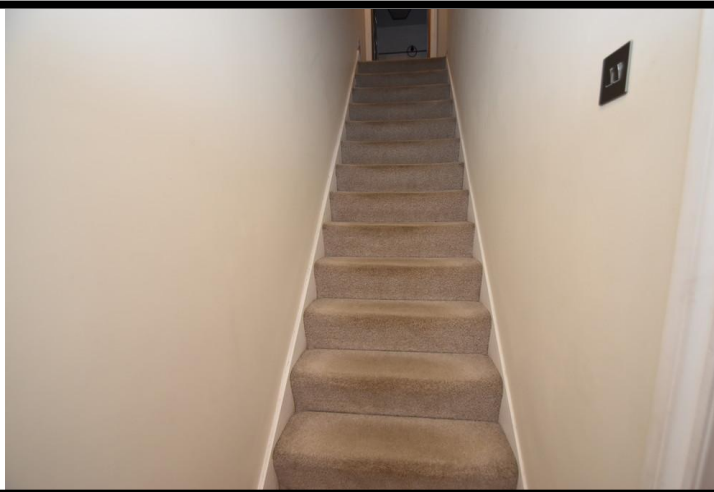


York Street | Catchgate | Stanley | DH9 8SN

This well-presented and thoughtfully maintained three-bedroom end-terrace home boasts a spacious front garden and a rear yard, with the potential to create off-road parking for two cars. The property features a welcoming hallway, a comfortable lounge, and a modern kitchen/diner with an integrated oven. Upstairs, the first-floor landing leads to three bedrooms (two generously sized doubles) and a stylish family bathroom. Early viewing is highly recommended to appreciate all this home has to offer. EPC rating D (63). Freehold, Council Tax band A. Virtual tours available.

- Three-bedroom end-terrace, ideal for families or first-time buyers.
- Spacious front garden and rear yard with potential for off-road parking for two cars.
- Modern kitchen/diner with integrated oven for added convenience.
- No onward chain, offering a smooth and swift purchase process.
- Stylish family bathroom, perfect for modern living.

£79,950



Property Description

HALLWAY

uPVC double glazed from the front garden, central heating double radiator, staircase to the first floor and a door leading to the lounge.

LOUNGE

12' 11" x 12' 8" (3.96m x 3.88m) uPVC double glazed window, central heating single radiator, wall lights to the alcoves, HDMI, TV and network cable installed to the chimney breast ready for a wall mounted TV. Laminate flooring, telephone point and a door leading to the kitchen/diner.

KITCHEN/DINER

8' 6" x 15' 11" (2.61m x 4.87m) Fitted with a contemporary range of wall and base units with contrasting laminate work surfaces and matching splash-backs. Integrated oven/grill and electric cooking hob with extractor canopy over. Inset sink with vegetable drainer and mixer tap, plumbed for a washing machine, space for a tall fridge/freezer, central heating double

radiator, two uPVC double glazed windows, matching double glazed exit door and an under-stair storage cupboard housing the gas combi central heating boiler.

FIRST FLOOR

LANDING

uPVC double glazed window, loft access hatch and doors leading to the bedrooms and bathroom.

BEDROOM 1 (TO THE FRONT)

11' 11" x 9' 2" (3.65m x 2.81m) uPVC double glazed window overlooking the front garden and a central heating single radiator.

BEDROOM 2 (TO THE REAR)

9' 8" x 9' 2" (2.97m x 2.81m) uPVC double glazed window and a central heating single radiator.

BEDROOM 3/STUDY (TO THE FRONT)

8' 7" (maximum) x 6' 5" (2.63m x 1.96m) uPVC double glazed window overlooking the front garden, storage recess over the stairs and a central heating single radiator.

BATHROOM

6' 6" x 5' 9" (2.00m x 1.77m) A modern white suite with a curved tiled panel bath, electric shower over with fully tiled splash-backs and curved shower screen. Pedestal wash basin, WC, chrome towel radiator, tiled flooring and a frosted uPVC double glazed window

EXTERNAL

TO THE FRONT

A long lawn garden with paved patio and side pathway, enclosed by hedging and fencing.

TO THE REAR

A spacious yard with potential for side by side off street parking for two cars.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

Full uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (63). 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 (£1,621).

VIEWINGS

We have created a virtual tours 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

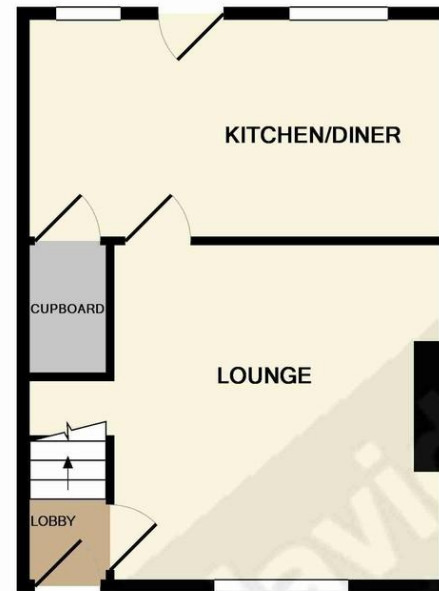
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DH9 8AF

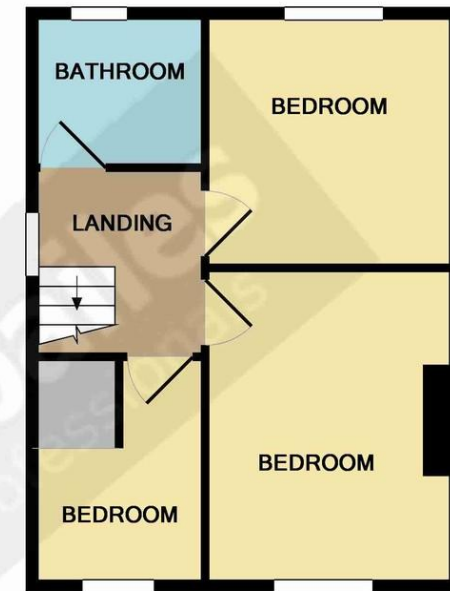
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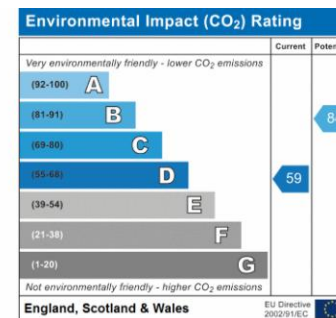
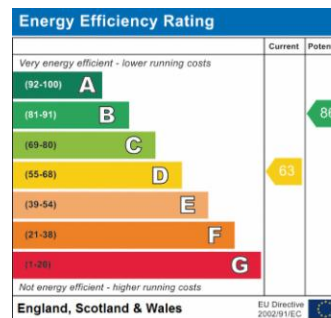
GROUND FLOOR
APPROX. FLOOR
AREA 31.4 SQ.M.
(338 SQ.FT.)



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

TOTAL APPROX. FLOOR AREA 62.9 SQ.M. (678 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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