



Kyo Road | Catchgate | Stanley | DH9 8SW

Discover this spacious four-bedroom detached home, ideal for a growing family. Already extended, this property offers the flexibility to reconfigure and create additional bedrooms or tailored living spaces. With a large rear garden and a substantial double garage, it's perfect for those needing ample indoor and outdoor space. Offered with no upper chain, the home requires refurbishment, presenting an excellent opportunity to personalise it to your taste. A viewing is highly recommended to appreciate the potential within.

£172,000

- Generously sized four-bedroom detached home, ideal for a large family.
- Already extended, with potential to reconfigure for additional bedrooms.
- Expansive rear garden, perfect for outdoor activities.
- Substantial double garage offering ample storage and workspace.
- Sold with no upper chain, allowing a quicker purchase process.



Property Description

Key Features:

Ample Living Space: Includes a lobby, spacious lounge (suitable for dividing), two additional reception rooms, kitchen with pantry, and convenient access to the double garage.

Flexible First Floor: Comprises two double bedrooms, a former bedroom now serving as a passageway to two more bedrooms, a bathroom, and a shower room.

Extra Storage Potential: Access to a fully boarded loft, ideal for storage or future conversion.

ENTRANCE LOBBY

4' 3" x 5' 9" (1.31m x 1.76m) Composite double glazed entrance door, tiled floor, doorway to lounge.

LOUNGE

17' 3" (maximum) x 31' 6" (maximum) (5.27m x 9.62m) A large room which could easily be divided into separate rooms. uPVC double glazed windows, tiled floor, two double radiators, telephone point and doorways lead to the family room and

hallway.

HALLWAY

12' 5" x 6' 1" (3.81m x 1.87m) Stairs to the first floor with storage cupboard beneath, uPVC double glazed window, double radiator and doorways to the dining room and kitchen.

DINING ROOM

12' 5" x 11' 6" (3.81m x 3.53m) Double radiator, coving and a large opening to the kitchen.

KITCHEN

9' 6" x 22' 4" (2.90m x 6.82m) Fitted with a range of wall and base units with laminate worktops and tiled splash-backs. Gas and electric cooking points, stainless steel sink, plumbed for a washing machine, plumbed-in dishwasher, double radiator, uPVC double glazed window, matching French doors open to the rear garden, door to the pantry, doorway to the family room and a large opening to the dining room.

PANTRY

6' 2" x 3' 1" (1.90m x 0.95m) uPVC double glazed window and a wall mounted gas combi central heating boiler.

FAMILY ROOM

9' 0" x 12' 5" (2.75m x 3.81m) uPVC double glazed window, doorway to the lounge and a door leading to the attached double garage.

DOUBLE GARAGE

22' 4" x 16' 4" (6.83m x 5.00m) A spacious attached double garage with electric roller door, power points, lighting and a rear uPVC double glazed window.

FIRST FLOOR

HALF LANDING

uPVC double glazed window, door leads to the bathroom, stairs to the main landing.

BATHROOM

8' 10" x 9' 2" (2.71m x 2.80m) Panelled bath, tiled splash-backs, pedestal wash basin with mirror over, WC, uPVC double glazed window and a double radiator.

MAIN LANDING

Storage cupboard with stairs leading to the loft storage room.

BEDROOM 2 (TO THE FRONT)

12' 4" x 9' 10" (3.76m x 3.01m) uPVC double glazed window and a single radiator.

BEDROOM 4 (TO THE FRONT)

8' 11" x 7' 9" (2.72m x 2.37m) uPVC double glazed window and a single radiator.

FORMER BEDROOM

12' 7" x 11' 7" (3.84m x 3.54m) Formerly the main bedroom, this now serves as the access to an inner passageway which in turn leads to bedrooms 1, 3 and a shower room. uPVC

double glazed window and a single radiator.

PASSAGEWAY

7' 11" x 4' 3" (2.42m x 1.30m) Steps down from the former bedroom lead to a passage with doorways to bedrooms one and three plus a doorway to the shower room/WC.

BEDROOM 1 (TO THE FRONT & SIDE)

12' 2" x 12' 6" (3.73m x 3.83m) With dual aspect, uPVC double glazed windows and single radiator.

BEDROOM 3 (TO THE REAR & SIDE)

12' 11" (maximum) x 7' 10" (maximum) (3.95m x 2.41m) With dual aspect, uPVC double glazed windows and single radiator.

SHOWER ROOM

4' 8" x 5' 3" (1.43m x 1.62m) Cubicle with electric shower, tiled splash-backs, pedestal wash basin with mirror over and a WC.

LOFT STORAGE

13' 11" x 18' 2" (4.25m x 5.54m) A fully boarded loft which is accessed via a narrow staircase. This area provides useful storage space.

EXTERNAL

TO THE FRONT

Driveway in front of the garage provides off-street parking. Side gate leads to the rear garden.

TO THE REAR

The large garden is divided into two distinct areas, the first is a low maintenance garden with stone chippings and tarmac patio with cold water supply tap. Beyond a fence and gate is a larger garden enclosed by timber fence and hedging.

HEATING

Gas fired central heating via combination boiler and radiators.





GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating E (48). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

COUNCIL TAX

The property is in Council Tax band C (£2,161 P.A).

TENURE

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

BROADBAND

Basic: 5 Mbps Superfast: 80 Mbps

VIEWINGS

We have created virtual tours (both 360 and walk-through)

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 £2,161 per annum

Viewing Arrangements

Strictly by appointment

Contact Details

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TOTAL FLOOR AREA : 240.4 sq.m. (2588 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

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

