



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

With no onward chain and nestled in a cul-de-sac, this redecorated three-bedroom terraced home is perfect for first-time buyers. The property offers a thoughtfully designed layout, including: Ground Floor: Welcoming hallway, WC, spacious lounge, and a modern kitchen/diner. First Floor: Three well-proportioned bedrooms and a contemporary family bathroom. Outside, the property boasts a front lawn with a driveway providing off-street parking, plus two additional allocated parking spaces adjacent. The rear garden features a terraced layout with lawned areas, all enclosed by timber fencing for added privacy. Additional highlights include gas combi central heating, full uPVC double glazing, and a Freehold tenure.

Council Tax Band: B. EPC Rating: C (76)

## Offers In Region Of £117,000

- A modern 3 bedroom mid-terraced house
- Gardens, off street parking for 3 cars
- No upper chain
- Cul-de-sac location
- Lounge plus kitchen/diner



## Property Description

### HALLWAY

Double glazed entrance door, tiled floor, double radiator, staircase to the first floor and doors leading off to the lounge and WC.

### WC

4' 9" x 3' 2" (1.46m x 0.97m) WC, wash hand basin, tiled splash-back, tiled floor, extractor fan, central heating single radiator and a uPVC double glazed window.

### LOUNGE

13' 11" x 12' 7" (4.25m x 3.85m) Laminate flooring, under-stair storage cupboard, uPVC double glazed window, telephone point, TV aerial and a central heating double radiator. Door leads to the kitchen/diner.

### KITCHEN/DINER

7' 9" x 15' 9" (2.38m x 4.82m) Fitted with a light Beech effect wall and base units with laminate worktops and tiled splash-

backs. Electric oven/grill, inset gas hob with illuminated extractor canopy over. Sink with vegetable drainer and mixer tap, plumbed for a washing machine, space for a tumble dryer, fridge and freezer. Wall mounted gas combi central heating boiler. Tiled floor, central heating double radiator, uPVC double glazed window and rear exit door to garden.

### FIRST FLOOR

#### LANDING

Central heating single radiator and loft hatch. Doors lead to the bedrooms and bathroom.

#### BEDROOM 1 (TO THE REAR)

12' 6" x 9' 0" (3.82m x 2.76m) Central heating single radiator and uPVC double glazed window.

#### BEDROOM 2 (TO THE FRONT)

9' 10" x 7' 3" (3.02m x 2.22m) Central heating single radiator and uPVC double glazed window.

#### BEDROOM 3 (TO THE FRONT)

6' 8" x 8' 2" (2.05m x 2.50m) Central heating double radiator and uPVC double glazed window.

### BATHROOM

6' 1" x 6' 4" (1.86m x 1.94m) A white suite with panelled bath, electric shower over, pedestal wash basin, low level WC, central heating double radiator, tiled splash-backs and a tiled floor, extractor fan and a uPVC double glazed window.

### EXTERNAL

#### TO THE FRONT

Open lawn garden, driveway. Adjacent to the front are two additional dedicated parking bays providing further off-street parking.

#### TO THE REAR

A terraced garden with lawns, steps and timber fencing.



#### CENTRAL HEATING

Gas fired central heating via combination boiler and radiators.

#### GLAZING

Full uPVC double glazing installed.

#### ENERGY EFFICIENCY

EPC rating C (76). 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 B.

#### BROADBAND

Basic 3 Mbps, Superfast 42 Mbps

#### MOBILE COVERAGE

EE (Excellent), Vodafone (Good), Three (Good), O2 (Excellent)

#### TV AVAILABILITY

BT, Sky & Virgin.

#### MINING

The property is located within a former mining area.

#### RESTRICTIVE COVENANTS

Enquire with agent.

#### UTILITIES

The property is connected with a mains gas, water and electricity supply and is connected to the mains drainage.

#### 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. Please do not attend if you have recently shown symptoms of the Covid-19 virus. We may need to restrict the number of people within the property at one time and limit time of the viewing to 15 minutes.

#### MAKING AN OFFER

Please also 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.

#### 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

B

## Viewing Arrangements

Strictly by appointment

## Contact Details

Anthony House

Anthony Street

Stanley

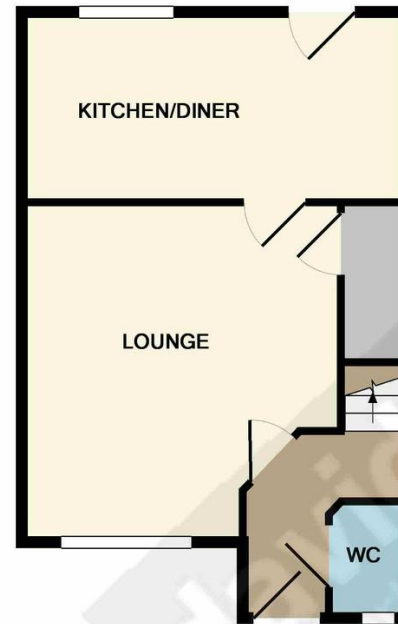
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DH9 8AF

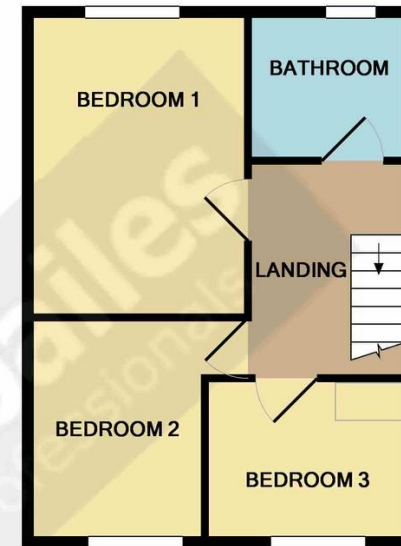
[www.davidbailes.co.uk](http://www.davidbailes.co.uk)

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

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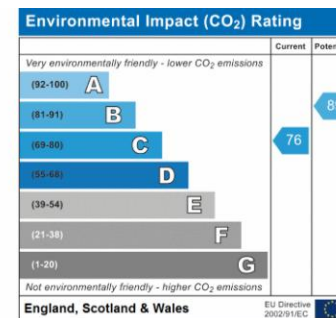
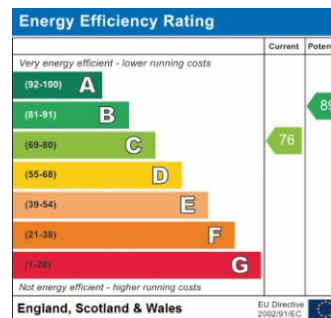
GROUND FLOOR  
APPROX. FLOOR  
AREA 33.9 SQ.M.  
(365 SQ.FT.)



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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