



Elliotts Buildings | North Road | Catchgate | DH9 8EF

Offered with no upper chain, this two-bedroom semi-detached bungalow presents an excellent opportunity for buyers seeking a property with scope to modernise. Situated on North Road in Catchgate, the bungalow occupies a generous plot with gardens, a detached garage and ample off-road parking. The accommodation is arranged over one level and comprises an entrance lobby, central hallway, spacious lounge, kitchen/diner, two well-proportioned bedrooms and a bathroom. Although the property is now dated and would benefit from refurbishment, it offers good-sized rooms and a practical layout with strong potential to improve and add value. Sale subject to grant of probate.

£145,000

- Two-bedroom semi-detached bungalow
- Offered to the market with no upper chain
- Sale subject to probate being granted
- Generous plot with surrounding gardens
- Detached garage plus ample off-road parking



Property Description

Offered to the market with no upper chain, this two-bedroom semi-detached bungalow occupies a generous plot along North Road in Catchgate and represents an excellent opportunity for buyers seeking a property with scope to modernise and add value.

The accommodation is arranged over one level and comprises an entrance lobby leading into a central hallway, a well-proportioned lounge, a kitchen/diner offering ample space for everyday dining, two good-sized bedrooms, and a bathroom. While the property is now dated and would benefit from refurbishment, it offers spacious rooms and a practical layout that lends itself well to updating to suit individual tastes.

Externally, the bungalow enjoys surrounding gardens, generous off-road parking, and a detached garage, providing excellent storage and parking options. The plot size and outdoor space further enhance the appeal for buyers looking for manageable single-level living with outdoor potential.

The property is freehold, falls within Council Tax Band B, EPC rating D (51) and the sale is subject to probate being granted. An ideal purchase for downsizers, developers, or buyers looking for a renovation project in a convenient and established location.

Early viewing is recommended to fully appreciate the space and potential on offer.

KITCHEN/DINER

7' 1" x 16' 0" (2.17m x 4.88m) A generous kitchen/diner with space for a dining table and fitted with a range of wall and base cabinets with contrasting laminate worktops and tiled splash-backs. Space for a slot-in gas cooker, stainless steel sink, plumbed for a washing machine, uPVC double glazed window and matching exit door, single radiator, coving and a door to the lounge.

LOUNGE

14' 9" x 18' 8" (4.50m x 5.70m) Feature marble fire surround, inlay and hearth, inset gas fire incorporating a Baxi Bermuda central heating back boiler. uPVC double glazed window, single radiator, TV aerial point, coving and a door leading to the hallway.

HALLWAY

9' 11" x 5' 1" (3.04m x 1.56m) Single radiator, loft access hatch, telephone point, coving and doors leading to the lobby, bedrooms and bathroom.

ENTRANCE LOBBY

2' 9" x 5' 1" (0.84m x 1.56m) uPVC double glazed exit door with matching side window.

BEDROOM 1 (TO THE FRONT)

11' 7" x 12' 2" (3.55m x 3.71m) uPVC double glazed window, single radiator and coving.

BEDROOM 2 (TO THE REAR)

12' 2" x 11' 7" (3.71m x 3.55m) uPVC double glazed window, single radiator and coving.

BATHROOM/WC

8' 2" x 7' 4" (2.50m x 2.24m) A white suite featuring a panelled bath with electric shower over, folding glazed screen, pedestal wash basin, WC, PVC panelled walls and ceiling, airing cupboard housing the hot water tank, uPVC double glazed frosted window and a single radiator.

EXTERNAL

DETACHED GARAGE

18' 0" x 9' 0" (5.51m x 2.76m) A detached single garage with up and over door and a loft access hatch.

DRIVEWAY

Accessed via twin wrought iron gates is a large driveway providing off-street parking for several vehicles in front of the

garage and to the side, with space to convert the side garden into additional parking or storage area.

GARDENS

There are lawned gardens to three sides of the bungalow, enclosed by brick wall and timber fencing.

HEATING

Gas fired central heating via Baxi Bermuda back boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating EPC E (51). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

UTILITIES

The property is connected with a mains gas, water and

electricity supply and is connected to the mains drainage.

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.

MINING

The property is located within a former mining area.





BROADBAND SPEEDS AVAILABLE

According to Ofcom the following broadband speeds are available. We would recommend contacting a supplier to get the most accurate and up to date data.

Broadband (estimated speeds)

Standard	3 mbps
Superfast	80 mbps
Ultrafast	330 mbps

MOBILE PHONE COVERAGE

According to Ofcom based on customers' experience in the DH9 area, below shows the chance of being able to stream video, make a video call, or quickly download a webpage with images to your phone when you have coverage. It's the likelihood of you being able to get this performance within the postal district depending on the network you are using. Performance scores should be considered as a guide since there can be local variations.

This shows the percentage of measurements across your postal district over the last 12 months that can successfully stream video or make a video call if they have coverage.

O2 (75%), Vodafone (72%), EE (67%), Three (62%).

VIEWINGS

We have created a walk-through virtual tour which can be viewed on our YouTube channel, our website, property portals and our social media accounts such as Facebook, X and Instagram. There is also a 360 degree tour available on our website. 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. PLEASE NOTE THE SALE IS SUBJECT TO GRANT OF PROBATE



Tenure

Freehold

Council Tax Band

B

Viewing Arrangements

Strictly by appointment

Contact Details

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Anthony Street

Stanley

County Durham

DH9 8AF

www.davidbailes.co.uk

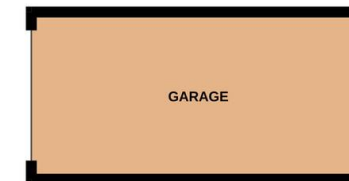
info@davidbailes.co.uk

01207231111

GROUND FLOOR
86.6 sq.m. (932 sq.ft.) approx.



TOTAL FLOOR AREA : 86.6 sq.m. (932 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		71 C
55-68	D		
39-54	E	51 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



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