



## 2 bed semi-detached bungalow to buy in DH9

Kirkfield Gardens, Catchgate, Stanley, Durham, DH9 8SB

# £70,000

 x 2  x 1  x 1

Tenure

**Freehold**

## Property features

- ✓ NO ONWARD CHAIN
- ✓ Ideal Investment Opportunity
- ✓ Ideal for First Time Buyers
- ✓ Two Bedrooms
- ✓ EPC Rating C

On Street parking

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Arrange a viewing

Mike Aitchison-Hughes  
Branch Manager  
Stanley

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Pattinson Estate Agents are pleased to offer for sale this two-bedroom property situated on Kirkfield Gardens in Catchgate, Stanley. The accommodation comprises an entrance vestibule and hallway, kitchen, lounge, two bedrooms and wet room, with gardens to both the front and rear.

The property is entered via a vestibule with a part-glazed composite entrance door, leading through to the main hallway. Internally, the accommodation includes a kitchen with a range of wall and base units, lounge with electric fire and feature surround, two bedrooms and a wet room.

Externally, the property benefits from lawned gardens to the front and rear, with gated access, paved areas and external lighting.

Kirkfield Gardens is situated within the Catchgate area of Stanley, with access to a range of local amenities and services within the surrounding area. Stanley town centre provides further shopping facilities, supermarkets and everyday services, while the wider area offers schooling and leisure facilities. Road and public transport connections provide access to surrounding towns and employment centres, including Consett, Chester-le-Street and Durham.

Council Tax Band: A

Tenure: Freehold

Price: £70,000

Property Type: Semi-detached Bungalow

Parking: On Street

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid, Solar PV (Photovoltaic) panels

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

## Vestibule

0.91m x 1.54m (2'11" x 5'0")

Accessed via a part-glazed composite entrance door, with carpeted flooring and access leading into the entrance hallway.



## Entrance Hallway

0.91m x 3.19m (2'11" x 10'5")

The hallway features a part-glazed wooden door, central heating radiator, built-in storage and carpeted flooring. Loft access is also provided from the hallway.



## Lounge

3.74m x 3.30m (12'3" x 10'9")

The lounge has a double-glazed window to the front aspect, central heating radiator and carpeted flooring. An electric fire with feature surround provides a focal point to the room.



## Kitchen

2.46m x 3.75m (8'0" x 12'3")

Fitted with a range of wall and base units with roll-top work surfaces, incorporating an inset stainless steel sink with taps and drainer. Tiled splashbacks and vinyl flooring complete the kitchen area.

There is plumbing for a washing machine, space for a fridge freezer and space for gas and electric appliances. The room also houses the combi boiler and has a central heating radiator.

Double-glazed windows provide front and side aspects, with a composite external door providing access outside.



## Bedroom One

3.15m x 3.30m (10'4" x 10'9")

Double bedroom with a double-glazed window overlooking the rear aspect, central heating radiator and carpeted flooring. The room also benefits from built-in storage and a built-in wardrobe.



## Bedroom Two

2.71m x 2.22m (8'10" x 7'3")

With a double-glazed window to the rear aspect, central heating radiator and carpeted flooring.



## Wet Room

2.24m x 1.69m (7'4" x 5'6")

The wet room comprises a WC, pedestal wash hand basin and electric shower. Further features include part-tiled walls, vinyl flooring and a central heating radiator. A double-glazed window is positioned to the side aspect.



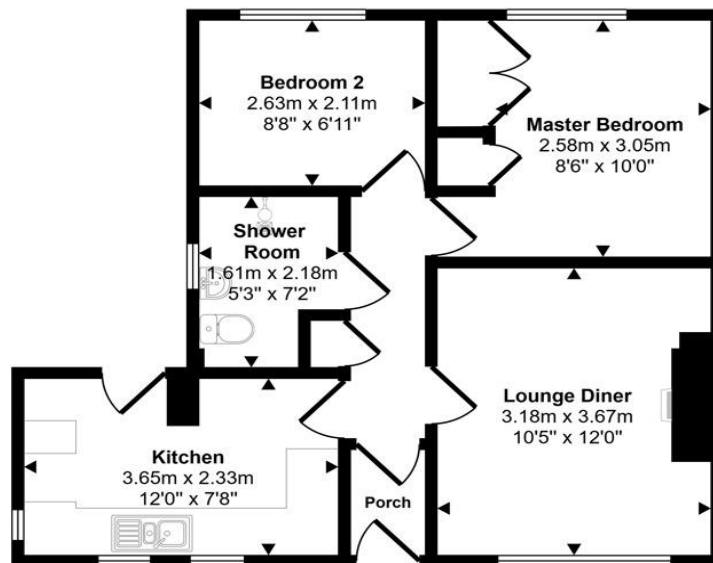
## Externally

To the front of the property is a large lawned garden with a pathway leading to the entrance. The garden also benefits from gated access and external lighting.

The rear garden is predominantly laid to lawn with a paved patio area and pathway. Gated access leads to the rear lane, and external lighting is also provided.



Approx Gross Internal Area  
46 sq m / 496 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) <b>A</b>                           |         |                         |
| (81-91) <b>B</b>                            |         | 84                      |
| (69-80) <b>C</b>                            | 78      |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

Kirkfield Gardens, Catchgate, Stanley, Durham, DH9 8SB

Contact your local branch today for more information on this property:

**83 Front Street, Stanley, Durham, DH9 0TB, Tel: 01207 236333, stanley@pattinson.co.uk, www.pattinson.co.uk**

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