



2 bed terraced house to buy in

Percy Avenue, Catchgate, Stanley,
Durham, DH9 8EP

£60,000

 x 2  x 1  x 1

Tenure

Freehold

On Street parking

Garden

Property features

- ✓ Two bedroom stone built mid terrace property
- ✓ Lounge & Kitchen/diner
- ✓ Gas Central Heating & Double
- ✓ Front and rear gardens
- ✓ EPC Rating C

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

Fantastic opportunity to purchase this spacious two bedroom mid terrace stone built house with front and rear gardens, situated in Stanley. This freehold property is offered with no onward chain and presents an excellent opportunity for buyers seeking a home that requires updating.

The ground floor features an entrance hall with a double glazed entrance door and window, double radiator, and stairs leading to the first floor. The lounge enjoys a double glazed front aspect window, wood effect fireplace, and double radiator. The kitchen/diner is fitted with wall and base units, counter work tops, a single drainer sink unit, electric cooker point, space for a washing machine, partly tiled walls, double radiator, built-in cupboard, and double glazed rear aspect window and door.

Upstairs, the first floor landing provides access to the roof space, a built-in cupboard, and an air vent system. Bedroom one includes a double glazed front aspect window, single radiator, and built-in cupboard, while bedroom two offers a double glazed rear aspect window and double radiator. The bathroom is fitted with a white three piece suite comprising a panelled bath with shower over, pedestal wash hand basin, low level w.c., partly tiled walls, double radiator, extractor fan, and double glazed rear aspect window.

Externally, the front garden is mainly laid to lawn with a paved area and fenced boundaries with gate access. The rear garden is mainly paved with fenced and walled boundaries and gate access. The property is served by gas central heating, double glazing, and on street parking, and falls within council tax band A.

Located close to local shops, schools and excellent bus and road links into Stanley and Durham.

Council Tax Band: A

Tenure: Freehold

Price: £60,000

Property Type: Terraced House

USPs: Garden, Requires work, Requires updating, Chain free

Parking: On Street

Year built: 1900

Construction materials: Stone built

Roofing type: Slate 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: No

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

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

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

Mobile signal coverage: Good

Entrance Hall

Double glazed entrance door and window, double radiator, stairs to the first floor.

Lounge

4.20m x 3.90m (13'9" x 12'9")

Double glazed front aspect window, wood effect fireplace, double radiator.



Kitchen/Diner

3.90m x 3.80m (12'9" x 12'5")

Fitted wall and base units incorporating counter work tops with a single drainer sink unit, electric cooker point, space for a washing machine, partly tiled walls, double radiator, built in cupboard, double glazed rear aspect window and door.



First floor landing

Access to roof space, built in cupboard, air vent system.

Bedroom One

3.90m x 3.80m (12'9" x 12'5")

Double glazed front aspect window, single radiator, built in cupboard.



Bedroom Two

3.60m x 2.70m (11'9" x 8'10")

Double glazed rear aspect window, double radiator.



Bathroom

White three piece suite comprising panelled bath with shower over, pedestal wash hand basin, low level w.c. partly tiled walls, double radiator, extractor fan, double glazed rear aspect window.



Front garden

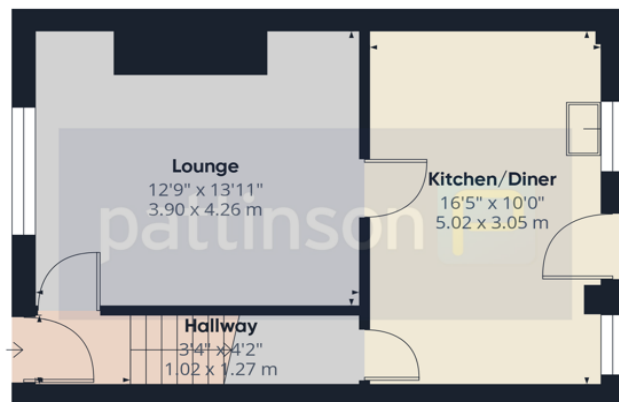
Laid mainly to lawn, paved area, fenced boundaries with gate access,



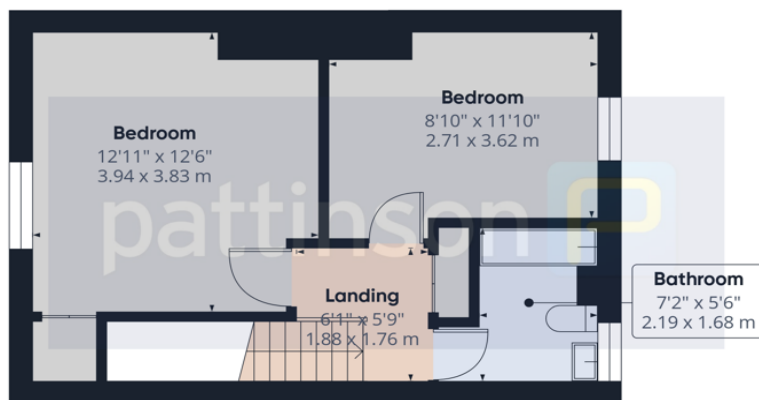
Rear garden

Mainly paved with fenced and walled boundaries with gate access.





Floor 0



Floor 1

Approximate total area⁽¹⁾
740 ft²
68.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS (PMS 3C) standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		89
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Percy Avenue, Catchgate, Stanley, Durham, DH9 8EP

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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