



To buy

## 2 bed terraced house to buy in

Asquith Terrace, Catchgate, Stanley,  
Durham, DH9 8EA

# £100,000

 x2  x1  x1

Tenure

**Freehold**

## Property features

- ✓ No Onward Chain!
- ✓ Two Bedrooms
- ✓ Stone Built Mid-Terrace
- ✓ Large Living Space
- ✓ EPC Rating D

On Street parking

Chain free

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ 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

01207 236333  
stanley@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Pattinson Estate Agents are pleased to present this well-presented two bedroom mid-terrace property situated on Asquith Terrace, Catchgate, Stanley. Offering spacious accommodation throughout, the property benefits from a modern fitted kitchen/diner, generous dual aspect lounge, enclosed front garden and rear courtyard, making it an ideal purchase for first-time buyers, investors or those looking to downsize.

The accommodation briefly comprises an entrance hallway, spacious lounge and fitted kitchen to the ground floor. To the first floor are two well-proportioned bedrooms and a family bathroom. Externally, the property enjoys a private enclosed low-maintenance front garden with brick storage shed, together with an enclosed rear courtyard providing gated access to the rear lane.

Asquith Terrace is situated within the popular village of Catchgate, offering a range of local amenities including shops, schools, healthcare facilities and leisure amenities. Stanley town centre is approximately two miles away and provides a wider selection of retail and recreational facilities. The property benefits from excellent transport links to Consett, Chester-le-Street, Durham and Newcastle upon Tyne via the nearby A693 and A1(M), making it well placed for commuters.

Council Tax Band: A

Tenure: Freehold

Price: £100,000

Property Type: Terraced House

USPs: Chain free

Parking: On Street

Construction materials: Brick and block, 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: 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

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

## Entrance Hallway

UPVC part glazed entrance door, stairs to the first floor and carpet flooring.

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## Lounge/Diner

7.20m x 4.55m (23'7" x 14'11")

Spacious dual aspect lounge with double glazed windows to the front and rear elevations, GCH radiator, recessed lighting and carpet flooring.



## Kitchen

5.25m x 2.41m (17'2" x 7'10")

Double glazed side aspect with part glazed UPVC door leading to the rear courtyard. Fitted with a range of wall and base units with roll top work surfaces, inset stainless steel sink with mixer tap and drainer, tiled splashbacks, free-standing electric oven with four ring gas hob and extractor hood. Plumbing for a washing machine and dishwasher, space for a fridge freezer, under-counter fridge/freezer and tumble dryer, combi boiler, GCH radiator, recessed lighting and tiled flooring.



## First Floor Landing

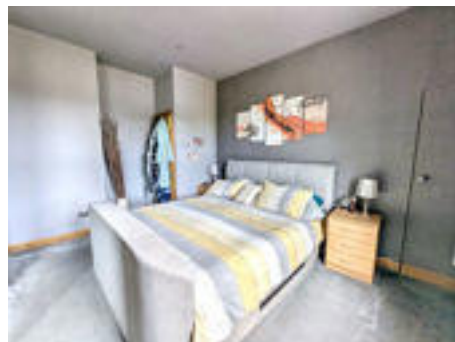
Loft access, recessed lighting and carpet flooring.

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## Bedroom One

4.79m x 3.72m (15'8" x 12'2")

Double glazed front aspect, GCH radiator, built-in storage, recessed lighting and carpet flooring.



## Bedroom Two

3.05m x 2.89m (10'0" x 9'5")

Double glazed rear aspect, GCH radiator, recessed lighting and carpet flooring.



## Family Bathroom

Double glazed rear aspect. Fitted with a white suite comprising WC, pedestal wash hand basin and bath with mains-fed shower over. Includes fully tiled walls, tiled flooring, recessed lighting, GCH radiator and chrome towel radiator.



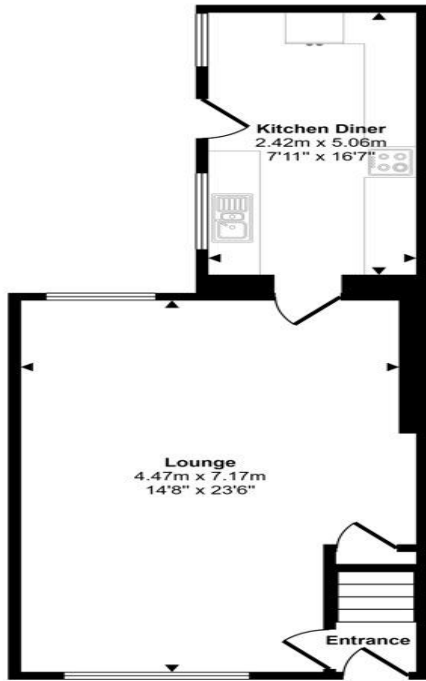
## Externally

To the front: Private enclosed low-maintenance garden with paved pathway leading to the entrance, external water supply, external lighting and a useful brick storage shed.

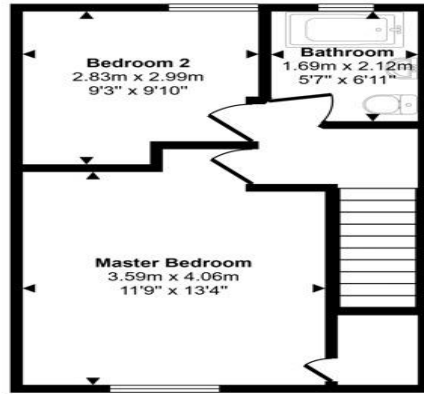
To the rear: Enclosed walled courtyard with pathway leading to the entrance, gated access to the rear lane, external water supply and external lighting.



Approx Gross Internal Area  
80 sq m / 863 sq ft



Ground Floor  
Approx 46 sq m / 500 sq ft



First Floor  
Approx 34 sq m / 363 sq ft

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>			
(69-80) <b>C</b>			79
(55-68) <b>D</b>	67		
(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	

Asquith Terrace, Catchgate, Stanley, Durham, DH9 8EA

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

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