



3 bed terraced house to buy in

Beech Terrace, Catchgate, Stanley,
Durham, DH9 8LJ

£79,950 Offers Over

 x 3  x 1  x 1

Tenure

Freehold

Driveway parking

Property features

- ✓ Three Bedroom Mid-Terrace
- ✓ No Onward Chain
- ✓ Kitchen/Diner
- ✓ Spacious Living Room
- ✓ 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

01207 236333
stanley@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Situated on Beech Terrace in the popular Catchgate area of Stanley, this three-bedroom mid-terrace property offers well-proportioned accommodation arranged over two floors, making it an ideal choice for families, first-time buyers or investors.

The property comprises an entrance hallway, spacious lounge, kitchen/diner and convenient downstairs WC to the ground floor. To the first floor there are three bedrooms, a family bathroom and useful built-in storage. The home further benefits from double glazing, gas central heating, a combi boiler and an electric fire.

Externally, the property enjoys gardens to both the front and rear, with the rear garden incorporating paved areas, a block-paved pathway and driveway providing access towards the property.

The property is well placed for access to the amenities and services available within Stanley and the surrounding area. Stanley is a well-established market town in County Durham, offering a range of shops, schools, leisure facilities and local services, while the surrounding area provides opportunities for walking and recreation, including nearby attractions such as Beamish Museum, Causey Arch and Tanfield Railway.

For commuters, Stanley benefits from road connections towards the A1(M), with local bus services providing links to surrounding towns and cities including Durham, Consett, Gateshead and Newcastle upon Tyne.

Council Tax Band: A

Tenure: Freehold

Price: Offers Over £79,950

Property Type: Terraced House

Parking: Driveway

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Source of flood: Other

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

The property is entered via a part-glazed UPVC door into the entrance hallway, which provides access to the principal living accommodation and stairs leading to the first floor. Carpeted flooring completes the space.

WC

1.00m x 1.01m (3'3" x 3'3")

Fitted with a WC and finished with vinyl flooring, with a double-glazed front aspect.

Lounge

3.64m x 5.60m (11'11" x 18'4")

A spacious reception room with double-glazed windows providing front and rear aspects. The room benefits from a gas central heating radiator, carpeted flooring and an electric fire, creating a comfortable and practical living space.

Kitchen/Diner

3.53m x 5.60m (11'6" x 18'4")

The kitchen/diner is fitted with a range of wall and base units incorporating roll-top work surfaces and an inset stainless-steel sink with drainer and taps. There are tiled splashbacks, vinyl flooring and an extractor, together with plumbing for a washing machine and space for additional gas and electric appliances. Double-glazed windows provide front and rear aspects, while a gas central heating radiator completes the room.

First Floor Landing

The first-floor landing provides access to all three bedrooms and the family bathroom. There is useful built-in storage, a rear-facing double-glazed window and carpeted flooring. The combi boiler is also located on the landing.

Bedroom One

3.58m x 3.94m (11'8" x 12'11")

A good-sized principal bedroom with double-glazed front aspect, gas central heating radiator, built-in storage and carpeted flooring.



Bedroom Two

3.18m x 3.54m (10'5" x 11'7")

A further well-proportioned bedroom featuring a double-glazed front aspect, gas central heating radiator, built-in storage and carpeted flooring.



Bedroom Three

2.42m x 2.63m (7'11" x 8'7")

A further well-proportioned bedroom featuring a double-glazed front aspect, gas central heating radiator, built-in storage and carpeted flooring.

Family Bathroom

2.30m x 2.18m (7'6" x 7'1")

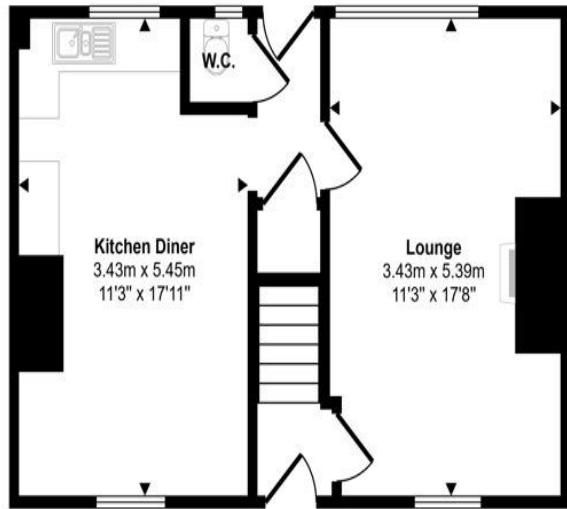
The family bathroom is fitted with a white suite comprising WC, pedestal wash hand basin and bath with electric shower over. There are tiled/clad walls, double-glazed rear aspect, vinyl flooring and a gas central heating radiator.

Externally

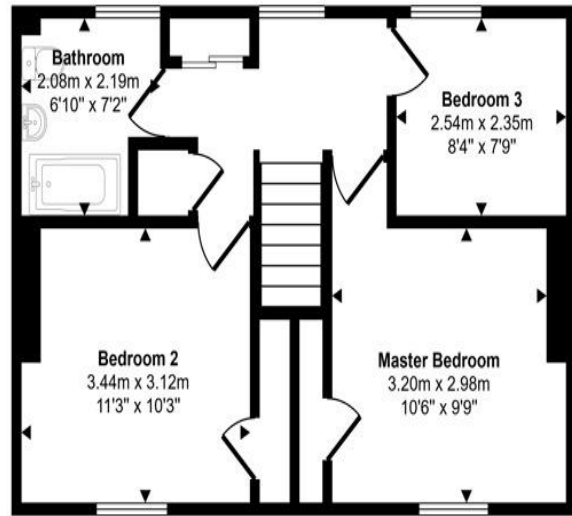
To the front of the property is a lawned garden with a paved pathway leading to the entrance.

The rear garden is predominantly lawned with paved areas and a block-paved path leading towards the entrance/driveway. An external water supply is also provided.

Approx Gross Internal Area
88 sq m / 952 sq ft



Ground Floor
Approx 44 sq m / 471 sq ft



First Floor
Approx 45 sq m / 481 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) A		
(81-91) B		85
(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

Beech Terrace, Catchgate, Stanley, Durham, DH9 8LJ

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

