



Church Street | Catchgate | Stanley | DH9 8HE

ATTENTION LANDLORDS This two bedroom mid-terraced house is being sold with a willing tenant currently paying £400 PCM. The property's accommodation briefly comprises a lounge, kitchen/diner, two bedrooms and a first floor bathroom. Gas central heating, full uPVC double glazing and an EPC rating of D (55).

£59,950

- Mid terraced house
- 2 Bedrooms
- Sold with a willing tenant
- Rent currently £400 PCM
- Lounge plus kitchen/diner



Property Description

LOUNGE

12' 3" x 16' 0" (3.74m x 4.90m) uPVC double glazed entrance door, stone fire surround, uPVC double glazed window, TV aerial point, satellite TV cables, telephone point, double radiator, stairs to the first floor with storage cupboard beneath, door leads to the kitchen/diner.

KITCHEN/DINER

10' 4" x 16' 2" (3.17m x 4.93m) Fitted with a range of wall and base units with laminate worktops and tiled splash-backs. Integrated stainless steel electric oven/grill, gas hob with illuminated extractor unit over. Stainless steel single drainer sink with mixer tap, plumbed for washing machine, wall mounted gas combi central heating boiler, uPVC double glazed windows, matching rear exit door and a double radiator.

FIRST FLOOR

LANDING

Loft access hatch and doors leading to the bedrooms and bathroom.

BEDROOM 1 (TO THE FRONT)

14' 1" x 12' 11" (4.31m x 3.95m) Built-in cupboard with hanging rail, single radiator and a uPVC double glazed window.

BEDROOM 2 (TO THE REAR)

8' 8" x 9' 1" (2.65m x 2.78m) Single radiator and a uPVC double glazed window.

BATHROOM/WC

5' 7" x 6' 8" (1.72m x 2.05m) A white suite featuring a panelled bath with electric shower over and glazed screen. Pedestal wash basin, low level WC, single radiator, uPVC double glazed window and tiled splash-backs.

EXTERNAL

TO THE FRONT

Low maintenance garden.

TO THE REAR

Self-contained yard with cold water supply tap.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

Full uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (55). Please visit www.davidbailes.co.uk to download the full Energy Performance Certificate or speak to a member of staff.

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 A.

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.

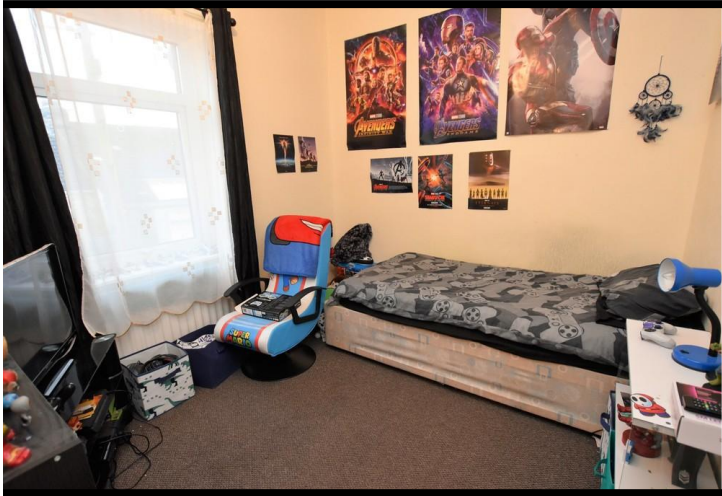
NEED A MORTGAGE?

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.







Tenure

Freehold

Council Tax Band

A

Viewing Arrangements

Strictly by appointment

Contact Details

Anthony House

Anthony Street

Stanley

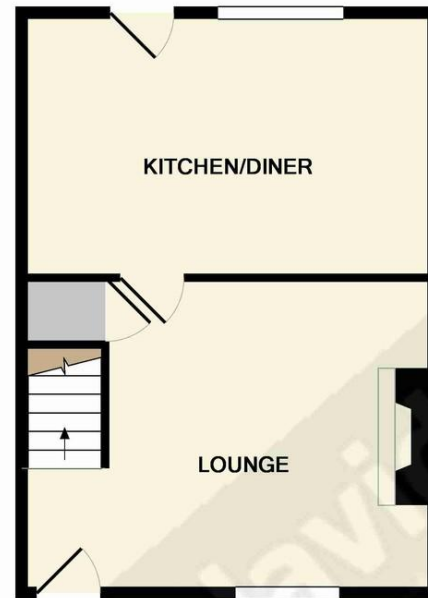
County Durham

DH9 8AF

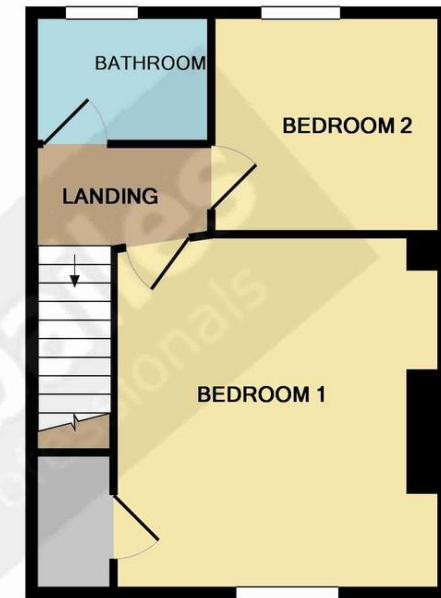
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GROUND FLOOR
APPROX. FLOOR
AREA 34.2 SQ.M.
(368 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 33.4 SQ.M.
(359 SQ.FT.)

TOTAL APPROX. FLOOR AREA 67.6 SQ.M. (727 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(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	

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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