



## 15 Church Street | Catchgate | Stanley | DH9 8HE

A recently refurbished 2 bedroom mid terrace offering a lovely cosy family home. Warmed by gas combi central heating and full uPVC double glazing installed. Briefly comprises of a rear entrance porch, a new modern fitted kitchen/diner, lounge with feature fireplace, two double sized bedrooms and new bathroom suite with shower over bath. Externally there is a small front garden and enclosed rear yard. EPC Rating E. Council Tax Band A.

**£75,000**

- 2 Bedroom Mid Terrace
- Recently Refurbished
- New Modern Fitted Kitchen/Diner
- All New Carpets
- Lounge With Feature Fireplace



## Property Description

### ENTRANCE LOBBY

uPVC double glazed entrance door, radiator, staircase to the first floor.

### LOUNGE

12' 11" x 12' 4" (3.96m x 3.77m) Feature fireplace, radiator, under stair storage cupboard, uPVC double glazed window.

### KITCHEN/DINER

16' 0" x 10' 4" (4.90m x 3.15m) Fitted with a new modern range of wall and base units, complimentary work surfaces, tiled splash backs, integrated oven and electric cooking hob, extractor unit over, sink and drainer with mixer tap, plumbed space for a washing machine, space for a tall fridge/freezer, concealed gas combi central heating boiler, laminate floor, radiator, uPVC double glazed window.

### REAR PORCH

6' 7" x 4' 9" (2.03m x 1.45m) uPVC double glazed door and

windows to the rear yard, wall and ceiling PVC panel cladding installed, vinyl flooring.

### FIRST FLOOR

Landing, loft access, PIV extractor unit installed.

### BEDROOM 1

12' 11" x 14' 0" (3.96m x 4.28m) A spacious room with uPVC double glazed window, radiator and built in storage cupboard.

### BEDROOM 2

8' 7" x 9' 0" plus door recess area (2.64m x 2.75m) uPVC double glazed window, radiator.

### BATHROOM

6' 9" x 5' 6" (2.08m x 1.69m) A new white suite, panel bath with thermostatic shower over, glazed shower screen, PVC panel cladding splash back, WC, pedestal wash basin, ceiling extractor fan, radiator, vinyl flooring, uPVC double glazed window.

### EXTERNAL

To front - low maintenance garden with gravel area and flower beds, enclosed by fencing. To the Rear - Flagged paved yard enclosed by brick walls and wooden access gate.

### PARKING

There is on street parking and a car parks close by.

### CENTRAL HEATING

Gas fired central heating via combination boiler and radiators.

### GLAZING

uPVC double glazing installed.

### ENERGY PERFORMANCE CERTIFICATE

EPC rating E. Please speak to a member of staff for a copy of the full Energy Performance Certificate.

#### MORTGAGE ADVICE

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.

#### 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.

#### AGENTS NOTES

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

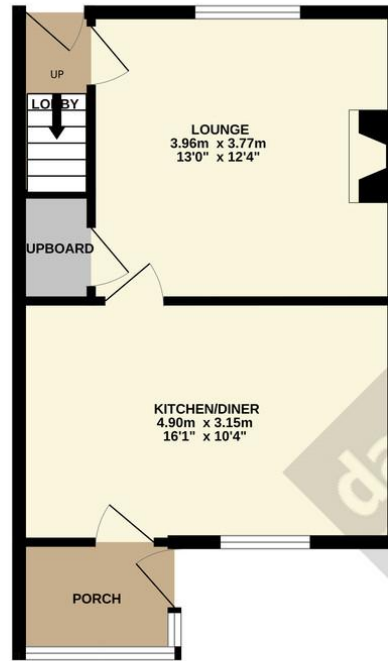
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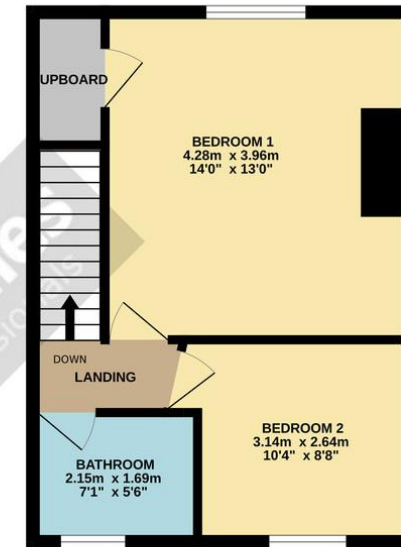
[info@davidbailes.co.uk](mailto:info@davidbailes.co.uk)

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GROUND FLOOR  
36.2 sq.m. (390 sq.ft.) approx.



1ST FLOOR  
33.1 sq.m. (357 sq.ft.) approx.



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>		78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	45	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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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