



Victoria Terrace | Catchgate | Stanley | DH9 8JZ

This is a lovely example of a Victorian three bedroom terraced house which is deceptively spacious, well appointed and has the potential to extend the accommodation into the loft to create further bedrooms or living space (subject to planning/building regulations). The layout comprises a lobby, hallway, two reception rooms including a multi-fuel stove, kitchen, storage room, first floor landing, three bedrooms and a family bathroom. Self-contained yard to the rear. Gas combi central heating, uPVC double glazing, freehold, Council Tax band A, EPC rating D (68). Virtual tour available.

£134,950

- Impressive Victorian terraced house
- 3 bedrooms
- Lounge and dining room
- Multi-fuel stove
- Potential to convert loft



Property Description

LOBBY

4' 4" x 3' 4" (1.33m x 1.04m) Composite double glazed entrance door, moulded corning and a glazed door to the hallway.

HALLWAY

Arch with sculpted corbels and moulded corning. Single radiator, hard-wired smoke alarm, stairs to the first floor and doors leading to the lounge and dining room.

LOUNGE

12' 5" x 15' 2" (3.81m x 4.63m) Former fireplace with tiled hearth, bay with uPVC double glazed windows and plantation blinds, two double radiators, picture rail, centre light rose, moulded corning telephone points and TV aerial point. Large opening to the dining room.

DINING ROOM

14' 9" x 15' 3" (4.51m x 4.65m) Inglenook with dressed brick, stone lintel, multi-fuel stove on a slate tiled hearth. uPVC double glazed window, double radiator, picture rail, centre light rose, moulded corning, TV aerial, under-stair storage and an opening to the kitchen.

KITCHEN

11' 5" x 8' 4" (3.50m x 2.56m) Fitted with a range of wall and base units with contrasting laminate worktops and tiled splash-backs. Integrated fan assisted electric oven/grill, induction hob with stainless steel extractor canopy over. Stainless steel sink with mixer tap, plumbed for a washing machine, space for a fridge/freezer, tiled floor, double radiator, uPVC double glazed window and matching rear exit door, wall mounted gas combi central heating boiler, inset LED spotlights and a door leading to the storage room.

STORAGE ROOM

3' 1" x 6' 9" (0.95m x 2.06m) A useful storage room.

FIRST FLOOR

LANDING

There is a half landing with door leading to the bathroom. The main landing has a storage area, loft access hatch with pull-down loft access hatch and there are doors leading to the bedrooms. The loft would be suitable to be converted into living accommodation or additional bedrooms (subject to planning approval and building regulations).

BATHROOM

11' 2" x 8' 5" (3.42m x 2.58m) A white suite featuring a panelled bath, separate thermostatic shower, vanity wash basin with base storage, WC, wall lights, tiled splash-backs, period towel radiator, part tiled walls, inset LED spotlights and two uPVC double glazed windows.

BEDROOM 1 (TO THE FRONT)

13' 11" x 12' 1" (4.25m x 3.70m) uPVC double glazed window, two single radiators and coving.

BEDROOM 2 (TO THE REAR)

13' 7" x 12' 1" (4.15m x 3.70m) uPVC double glazed window, single radiator and coving.

BEDROOM 3 (TO THE FRONT)

10' 4" x 6' 7" (3.16m x 2.01m) uPVC double glazed window, single radiator and coving.

EXTERNAL

Small forecourt garden to the front. To the rear is a self-contained yard with cold water supply tap.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (68). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

COUNCIL TAX

The property is in Council Tax band A.

TENURE

We understand that the property is freehold. We would recommend that any purchaser has this confirmed by their legal advisor.

VIEWINGS

We have created a virtual tour which can be viewed on our YouTube channel, our website, property portals and our social media accounts such as Facebook, Twitter and Instagram. To arrange a viewing please contact the office. Please do not attend if you have recently shown symptoms of the Covid-19 virus. We may need to restrict the number of people within the property at one time and limit time of the viewing to 15 minutes.

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.



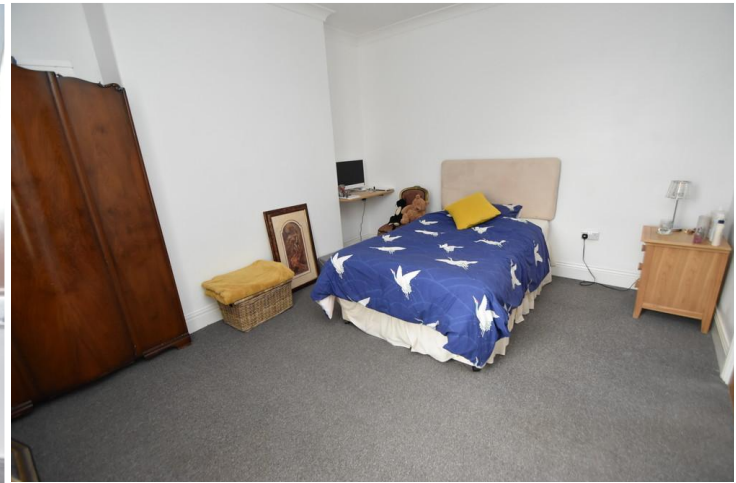


MORTGAGE ADVICE

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.

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

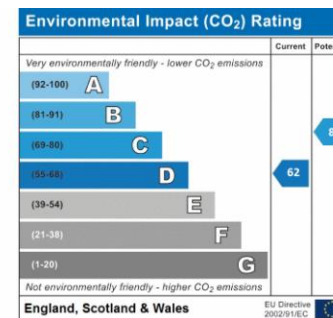
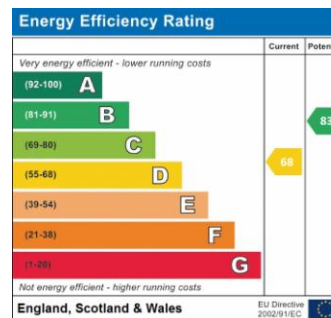
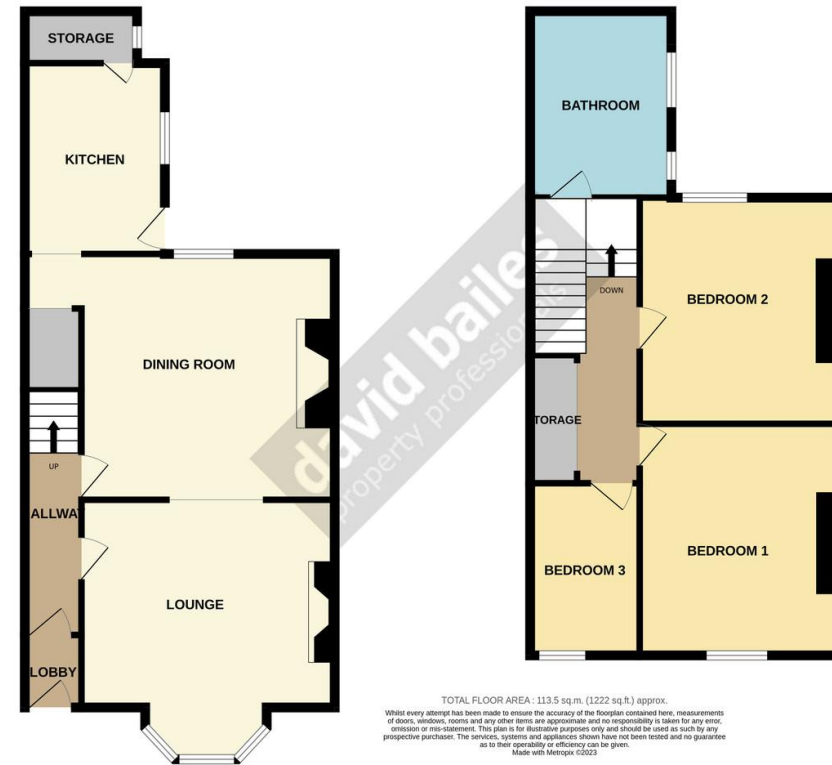
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GROUND FLOOR
58.1 sq.m. (626 sq.ft.) approx.

1ST FLOOR
55.4 sq.m. (596 sq.ft.) approx.



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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