

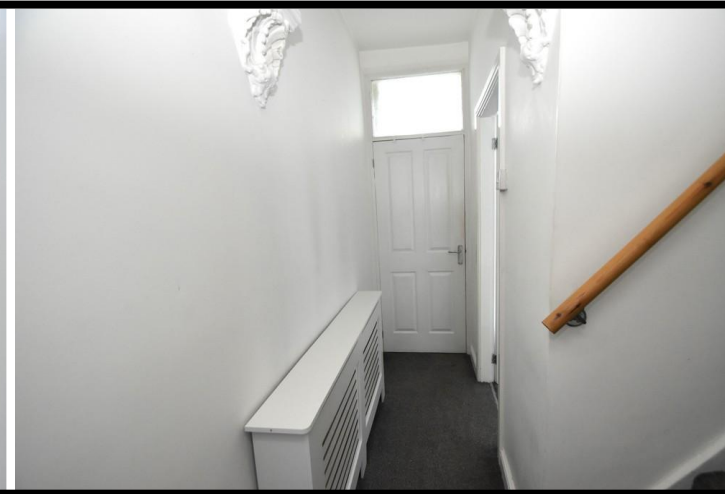
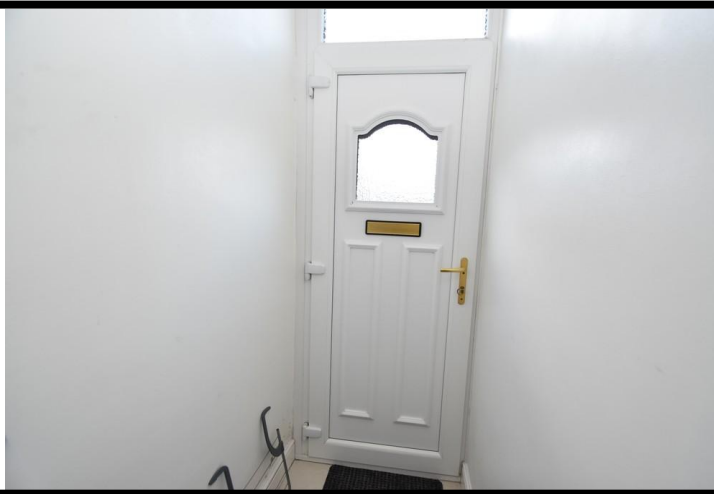


Catherine Terrace | Shield Row | Stanley | DH9 0EH

This is a well presented two-bedroom terraced house located within the Shield Row area of Stanley and is available with no upper chain and would make an excellent starter home or an investment opportunity and is available with no upper chain. The accommodation comprises of an entrance lobby, hallway, breakfasting kitchen, rear lobby and a ground floor bathroom. To the first floor there are two bedrooms and a washroom/WC. Forecourt garden to the front overlooking a green and a self-contained yard to the rear. Gas combi central heating, uPVC double glazing, freehold tenure, Council Tax band A. EPC rating D (60), virtual tours available.

£74,995

- Two-bedroom terraced house in Shield Row, Stanley.
- Available with no upper chain.
- Ideal as a starter home or investment opportunity.
- Includes an entrance lobby, hallway, breakfasting kitchen, rear lobby, and a ground floor bathroom.
- Two bedrooms and a first floor washroom/WC.



Property Description

LOBBY

4' 5" x 2' 11" (1.37m x 0.90m) uPVC double glazed entrance door, tiled floor and a door leading to the hallway.

HALLWAY

9' 6" x 2' 11" (2.92m x 0.90m) Feature arch with sculpted corbels, stairs to the first floor, single radiator, hard-wired smoke alarm and doors leading to the lounge and breakfasting kitchen.

LOUNGE

9' 10" x 10' 11" (3.01m x 3.34m) Large bay with uPVC double glazed windows, double radiator, TV cables.

BREAKFASTING KITCHEN

8' 3" x 12' 4" (2.54m x 3.77m) A white kitchen fitted with a range of wall and base units with contrasting laminate worktops and tiled splash-backs. Free-standing electric cooker with extractor over, stainless steel sink, plumbed for a washing

machine, laminate flooring, storage cupboards and a doorway to the rear lobby.

REAR LOBBY

7' 11" (maximum) x 5' 0" (2.42m x 1.53m) Laminate flooring, uPVC double glazed rear exit door to the yard, double radiator and a door to the bathroom.

BATHROOM

8' 7" (maximum) x 6' 5" (2.63m x 1.98m) A white suite with panelled bath, thermostatic shower over, glazed screen and tiled splash-backs. Pedestal wash basin, WC, uPVC double glazed window, tiled floor and a wall extractor fan.

FIRST FLOOR

LANDING

Hard-wired smoke alarm and doors leading to the bedrooms and washroom/WC.

BEDROOM 1 (TO THE FRONT)

10' 8" x 14' 3" (3.27m x 4.36m) Storage cupboard housing a hanging rail and loft access hatch. uPVC double glazed window and a double radiator.

BEDROOM 2 (TO THE REAR)

8' 3" x 9' 4" (2.54m x 2.86m) uPVC double glazed window and a single radiator.

WASHROOM/WC

4' 5" x 4' 6" (1.37m x 1.38m) WC, wash basin with tiled splash-back, wall mounted gas combi central heating boiler and a chrome towel radiator.

EXTERNAL

TO THE FRONT

Low-maintenance forecourt patio garden overlooking a green.

TO THE REAR

Self-contained yard.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (60). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

COUNCIL TAX

The property is in Council Taxband A (£1,621 per annum).

TENURE

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

UTILITIES

The property is connected with a mains gas, water and electricity supply and is connected to the mains drainage.

MINING

The property is located within a former mining area.

BROADBAND AVAILABILITY

Basic 16 Mbps, Super-fast 44 Mbps, Ultra-fast 1000 Mbps

MOBILE COVERAGE

EE (Excellent), Vodafone (Excellent), Three (Excellent), O2 (Excellent).

SATELLITE & CABLE TV AVAILABILITY

BT, Sky & Virgin.

RESTRICTIVE COVENANTS

Enquire with agent.

SELECTIVE LICENCE

We understand that the property is not within the Local Authority Selective Licensing zone. Please visit www.durham.gov.uk/selectivelicensing for further information.

VIEWINGS

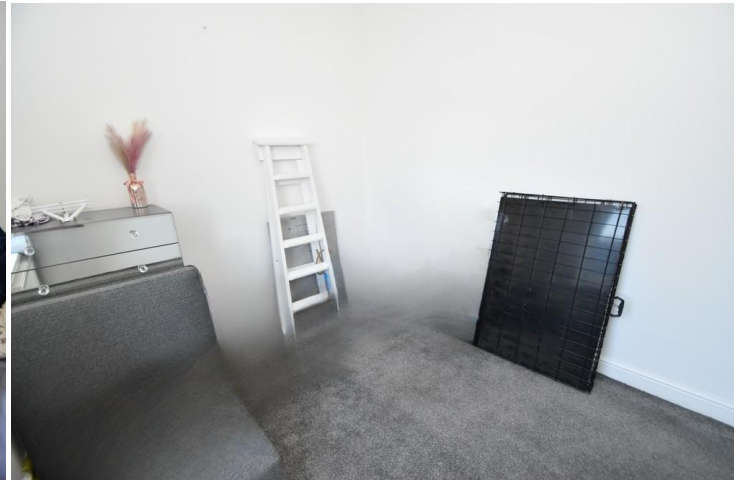
We have created a virtual tour which can be viewed on our YouTube channel, our website, property portals and our social media accounts such as Facebook, Twitter and Instagram. To arrange a viewing please contact the office.





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

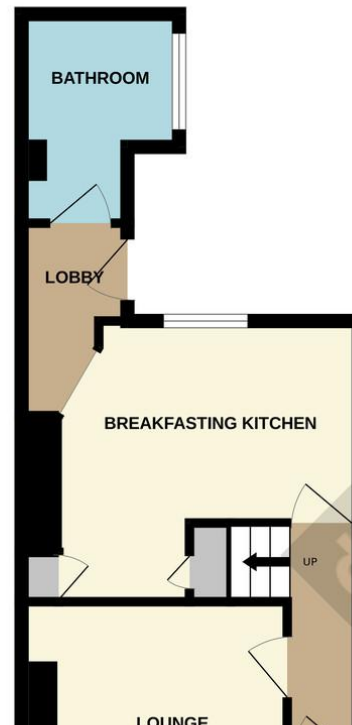
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www.davidbailes.co.uk

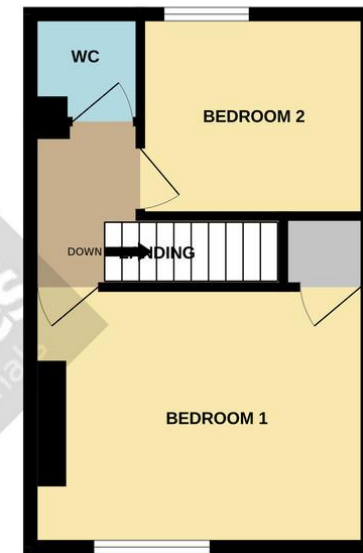
info@davidbailes.co.uk

01207231111

GROUND FLOOR
34.1 sq.m. (367 sq.ft.) approx.



1ST FLOOR
27.7 sq.m. (298 sq.ft.) approx.



TOTAL FLOOR AREA : 61.7 sq.m. (664 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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