



## Low Church Street | Catchgate | Stanley | DH9 8HF

Available with NO UPPER CHAIN, this well-proportioned two-bedroom terraced home is ideal for first-time buyers, investors or those seeking a straightforward move. A real bonus is the inclusion of white goods within the sale, helping to reduce initial costs. The accommodation briefly comprises an entrance hallway, a bright and spacious lounge/diner, and a fitted kitchen. To the first floor are two generous double bedrooms and a family bathroom. Externally, the property offers a garden to the front and a self-contained yard to the rear, with on-street parking readily available. Further benefits include modern gas combi central heating, uPVC double glazing, freehold tenure, Council Tax Band A, and an EPC rating of D (62). Virtual tours are available.

£69,950

- No Upper Chain – ideal for a smooth and speedy purchase
- Two double bedroom terraced home
- White goods included in the sale
- Bright and spacious lounge/diner
- Front garden plus self-contained rear yard





## Property Description

### HALLWAY

uPVC entrance door with matching double glazed window over, under-stair storage area and a door leading to the lounge/diner.

### LOUNGE/DINER

23' 4" x 10' 11" (7.13m x 3.33m) A dual aspect room creating a large living space with ample room for living and dining area. Feature wooden fire surround with living flame gas fire. Two uPVC double glazed windows, one single and one double radiator, dado rail, telephone point, TV aerial cable, coving and doors to the stairs and kitchen.

### KITCHEN

9' 1" x 5' 7" (2.78m x 1.72m) Fitted with a range of white high-gloss wall and base units with contrasting laminate worktops and part-tiled walls. Slot-in newly installed electric cooker, free-standing fridge/freezer, plumbed-in washing machine, tiled floor, single radiator, coving, uPVC double glazed window and

matching exit door to yard.

### FIRST FLOOR

#### LANDING

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

#### BEDROOM 1 (TO THE FRONT)

9' 11" x 16' 0" (3.04m x 4.88m) uPVC double glazed window, double radiator and coving.

#### BEDROOM 2 (TO THE REAR)

13' 0" x 9' 5" (3.98m x 2.88m) uPVC double glazed window, double radiator, coving and a telephone point.

#### BATHROOM

9' 9" x 5' 7" (2.98m x 1.72m) A white suite featuring a panelled bath with shower fitment and tiled splash-backs. Pedestal wash basin, WC, airing cupboard housing a modern Baxi gas

combi central heating boiler, double radiator and a uPVC double glazed window.

### EXTERNAL

#### TO THE FRONT

Lawn garden enclosed by mature hedging, timber fence and gate.

#### 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 (62). Please speak to a member of staff for a

copy of the full Energy Performance Certificate.

#### 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.

#### BROADBAND SPEEDS

According to Ofcom the following broadband speeds are available. We would recommend contacting a supplier to get the most accurate and up to date data.

Broadband (estimated speeds)

Standard	4 mbps
Superfast	54 mbps
Ultrafast	2000 mbps

#### MOBILE PHONE COVERAGE

According to Ofcom based on customers' experience in the DH9 area, below shows the chance of being able to stream video, make a video call, or quickly download a web page with images to your phone when you have coverage. It's the likelihood of you being able to get this performance within the postal district depending on the network you are using. Performance scores should be considered as a guide since there can be local variations.

This shows the percentage of measurements across your postal district over the last 12 months that can successfully stream video or make a video call if they have coverage.

O2 (75%), Vodafone (72%), EE (67%), Three (62%).

#### MINING

The property is located within a former mining area.

#### UTILITIES

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

#### VIEWINGS

We have created a walk-through virtual tour which can be viewed on our YouTube channel, our website, property portals and our social media accounts such as Facebook, X and Instagram. There is also a 360 degree tour available on our website. To arrange a viewing please contact the office.

#### 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

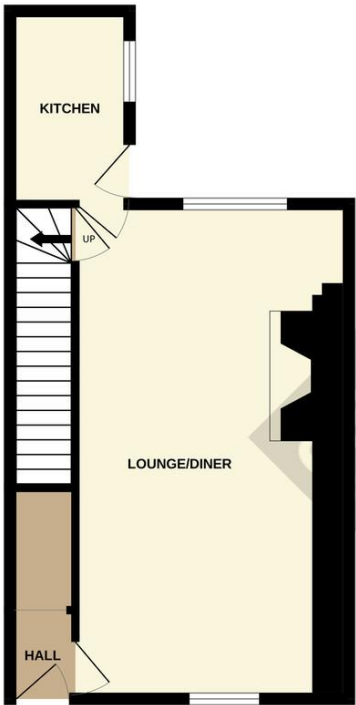
Strictly by appointment

# Contact Details

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GROUND FLOOR  
35.9 sq.m. (386 sq.ft.) approx.



1ST FLOOR  
38.4 sq.m. (414 sq.ft.) approx.



TOTAL FLOOR AREA: 74.3 sq.m. (800 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 as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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

