

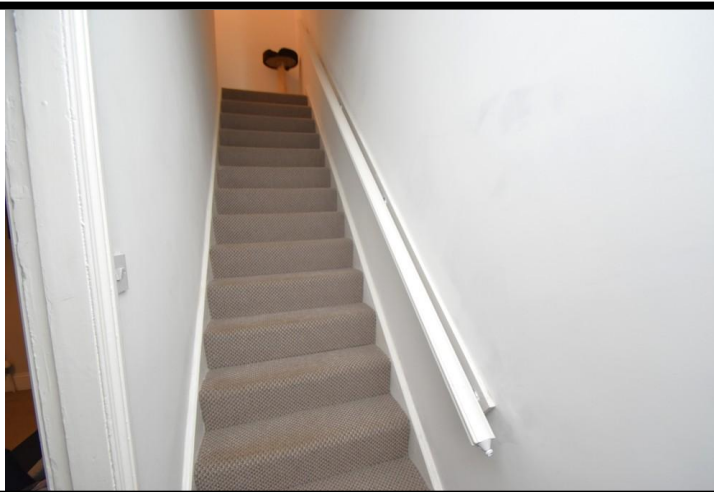


## Beverley Terrace | Catchgate | Stanley | DH9 8DY

This delightful three-bedroom stone-built mid-terrace enjoys views of the allotments and countryside beyond. Offering a warm and welcoming atmosphere, it's an ideal choice for first-time buyers. The property features a rear yard with off-road parking, gas combi central heating, and full uPVC double glazing. The ground floor includes an entrance lobby, a cosy lounge, and a kitchen/diner complete with an integrated oven and hob. Upstairs, there are three bedrooms and a family bathroom. The property is freehold, falls under Council Taxband A, and has an EPC rating of D (65). Virtual tours are available.

£69,950

- Three-bedroom stone-built mid-terrace.
- Views over allotments and countryside
- No upper chain.
- Rear yard with off-road parking for added convenience.
- Freehold



## Property Description

### ENTRANCE HALLWAY

UPVC double glazed entrance door, staircase to the first floor and a door to the lounge.

### LOUNGE

13' 4" x 12' 7" (4.07m x 3.84m) UPVC double glazed window, radiator and a door leading to the kitchen/diner.

### KITCHEN/DINER

16' 0" x 10' 1" (4.90m x 3.09m) Fitted with a modern range of wall and base units, complimentary work surfaces, tiled splash-backs, integrated oven and electric cooking hob, extractor canopy, sink and drainer, plumbed for washing machine, gas combi central heating boiler, radiator, tiled laminate flooring, large storage cupboard, UPVC double glazed window and matching door to the rear yard.

### FIRST FLOOR

#### LANDING

Loft access hatch with pull-down ladder. The loft is part boarded with light. Doors from the landing lead to the bedrooms and bathroom.

#### BEDROOM 1 (TO THE FRONT)

16' 0" x 8' 4" (4.90m x 2.56m) UPVC double glazed window with views over countryside and radiator.

#### BEDROOM 2 (TO THE REAR)

10' 3" x 6' 9" (3.13m x 2.06m) UPVC double glazed window and radiator.

#### BEDROOM 3 (TO THE REAR)

8' 11" x 7' 0" (2.74m x 2.14m) UPVC double glazed window and radiator.

### BATHROOM

8' 3" x 4' 8" (2.54m x 1.43m) Panelled bath with electric shower over, tiled splash-backs, glass screen, WC, pedestal wash basin and radiator.

### EXTERNAL

#### TO THE FRONT

A low-maintenance garden with loose stones enclosed by timber fence. Please note that this is not officially on the title.

#### TO THE REAR

Yard providing off-street parking.

### HEATING

Gas fired central heating via combination boiler and radiators.

### GLAZING

uPVC double glazing installed.



#### ENERGY EFFICIENCY

EPC rating D (65). 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, X and Instagram. To arrange a viewing please contact the office. We have also created a 360 degree virtual tour.

#### MAKING AN OFFER

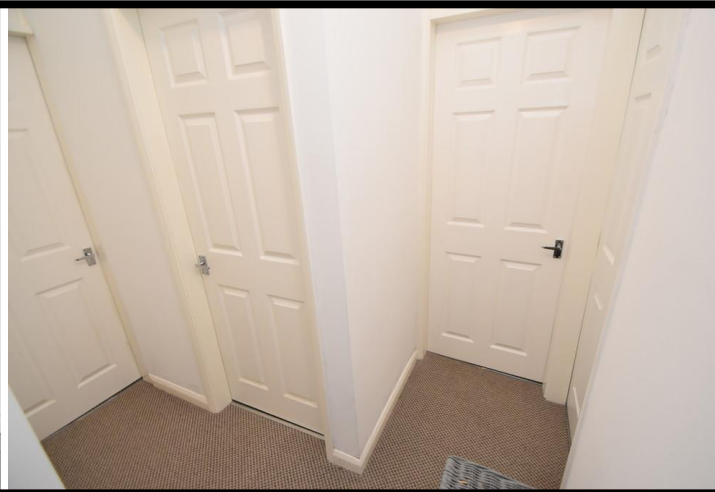
Please note that all offers will require financial verification including mortgage agreement in principle, proof of deposit funds, proof of available cash and full chain details including selling agents and solicitors down the chain. Under New Money Laundering Regulations we require proof of identification from all buyers before acceptance letters are sent and solicitors can be instructed.

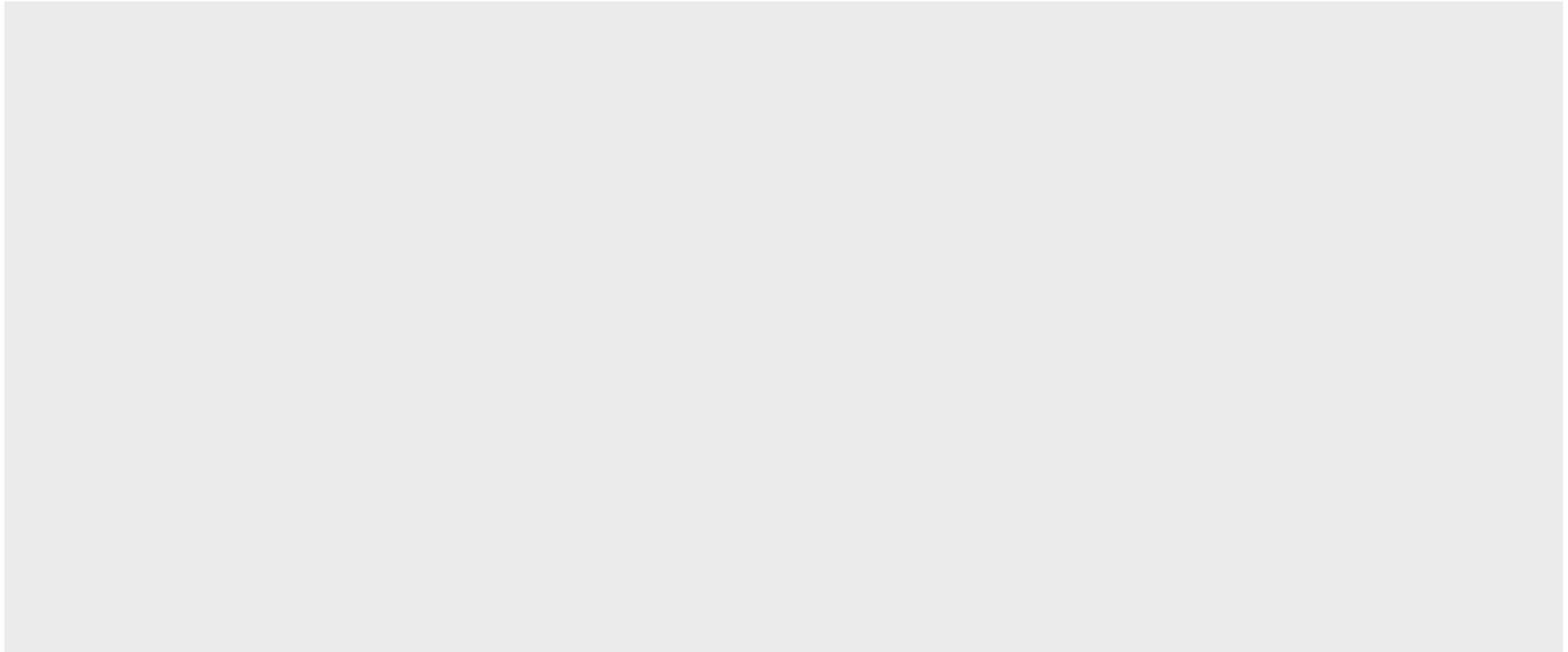
#### MORTGAGE ADVICE

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

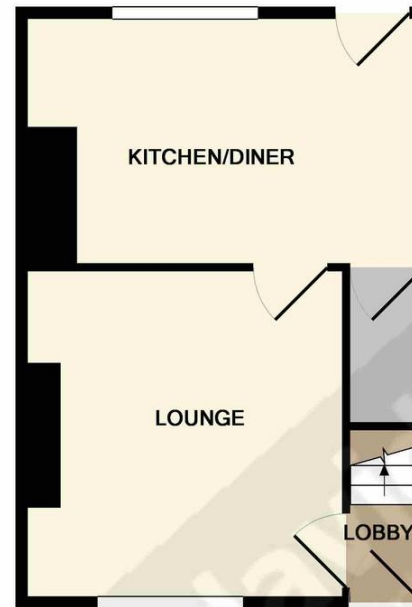
County Durham

DH9 8AF

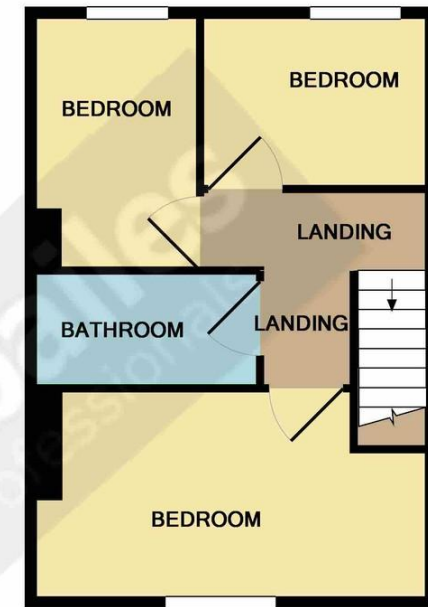
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[info@davidbailes.co.uk](mailto:info@davidbailes.co.uk)

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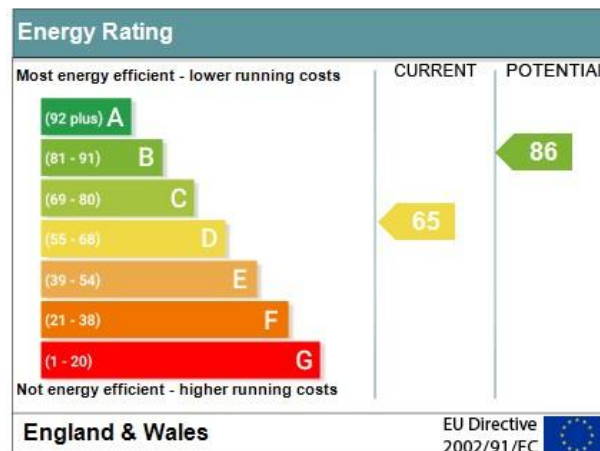
GROUND FLOOR  
APPROX. FLOOR  
AREA 33.1 SQ.M.  
(357 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 34.1 SQ.M.  
(367 SQ.FT.)

TOTAL APPROX. FLOOR AREA 67.2 SQ.M. (724 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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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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