



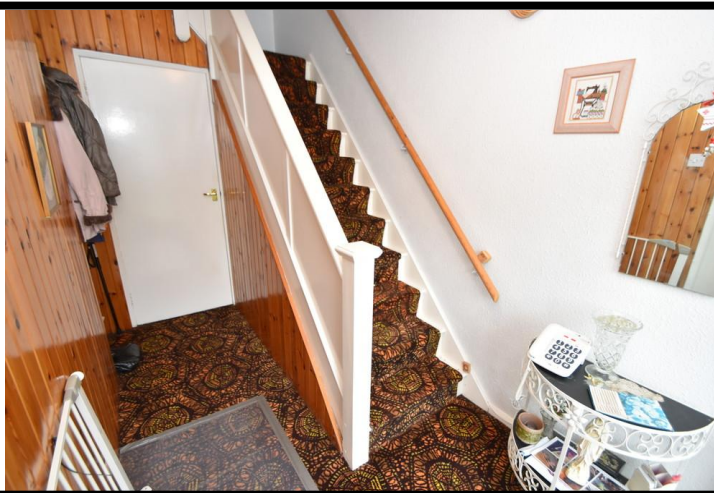
## Kyo Road | Catchgate | Stanley | DH9 8SW

A three-bedroom semi-detached house requiring some refurbishment, offered for sale with no onward chain and additional land to the side on a separate title. The accommodation briefly comprises an entrance porch, hallway, lounge, separate dining room and kitchen. To the first floor there is a landing, three bedrooms and a family bathroom. Externally, there are gardens to the front, side and rear, providing excellent potential to extend the property (restricted to ground floor only) or create off-road parking (subject to the necessary planning consents). The property benefits from gas central heating and double glazing. EPC rating E (54). Assumed freehold tenure. Council Tax Band B. Virtual tours available.

£135,000

- Three-bedroom semi-detached house requiring refurbishment
- Offered with no onward chain for a straightforward purchase
- Includes additional land to the side on a separate title
- Lounge, separate dining room and kitchen to the ground floor
- First floor with landing, three bedrooms and a family bathroom





## Property Description

### ENTRANCE PORCH

uPVC double glazed sliding patio doors open to the porch. Glazed internal door and matching window to hallway.

### HALLWAY

11' 2" x 5' 10" (3.41m x 1.80m) Stairs to the first floor, telephone point, single radiator and doors leading to the lounge and kitchen.

### LOUNGE

15' 3" x 12' 4" (maximum) (4.65m x 3.76m) Feature wood fire surround with marble inlay and hearth. Gas fire incorporating a Baxi Bermuda gas central heating boiler, uPVC double glazed window, single radiator, coving, TV aerial cables and twin glazed sliding doors open to the dining room.

### DINING ROOM

8' 4" x 10' 4" (2.56m x 3.17m) Wall and base storage cabinets, uPVC double glazed window, single radiator, coving and a

door to the kitchen.

### KITCHEN

10' 8" (maximum) x 7' 11" (3.26m x 2.43m) Fitted with a range of wall and base units with contrasting laminate worktops and fully tiled walls and floor. Slot in electric cooker, plumbed for a washing machine, stainless steel sink with vegetable drainer and mixer tap. Storage cupboards, uPVC double glazed window, single radiator and a door leading to the hallway and to the side lobby.

### SIDE LOBBY

2' 11" x 2' 1" (0.91m x 0.65m) uPVC double glazed side exit door.

### FIRST FLOOR

### LANDING

10' 4" x 6' 10" (3.16m x 2.10m) uPVC double glazed window, loft access hatch, airing cupboard housing the hot water tank

and doors leading to the bedrooms, bathroom and WC.

### BEDROOM 1 (TO THE FRONT)

12' 5" x 11' 7" (3.80m x 3.55m) Fitted wardrobes, uPVC double glazed window and a single radiator.

### BEDROOM 2 (TO THE REAR)

11' 3" x 11' 7" (3.43m x 3.55m) Fitted wardrobes, uPVC double glazed window and a single radiator.

### BEDROOM 3 (TO THE FRONT)

7' 7" x 6' 11" (2.33m x 2.11m) Built-in storage cupboard, uPVC double glazed window and a single radiator.

### BATHROOM

5' 4" x 6' 10" (1.65m x 2.10m) Panelled bath with electric shower over, curtain and rail, pedestal wash basin, fully tiled walls, uPVC double glazed window and a chrome towel radiator

## WC

2' 9" x 3' 9" (0.84m x 1.16m) WC, part tiled walls and a uPVC double glazed window

## EXTERNAL

### TO THE FRONT & SIDE

A modest sized lawn to the front. There is a significantly larger side garden, currently divided into two areas with lawns and flower beds. This side garden has the potential to provide off-street parking or could accommodate a single storey side extension (restricted to a single storey only). Built-in side garden store, path leads to the rear garden.

### TO THE REAR

Lawn garden, timber shed.

## PARKING

Currently there is only on-road parking. However there is scope to possibly build a garage or create off-road parking to

the side on the additional land (subject to necessary planning consent).

## HEATING

Gas central heating via a Baxi Bermuda back boiler and radiators.

## GLAZING

uPVC double glazing installed.

## ENERGY EFFICIENCY

EPC rating E (54). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

## TENURE

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

## COUNCIL TAX

The property is in Council Tax band B.

## MINING

The property is located within a former mining area.

## BROADBAND SPEEDS

Broadband (estimated speeds) according to Ofcom.

Standard 5 mbps

Superfast 80 mbps

Ultrafast 10000 mbps

## MOBILE PHONE COVERAGE

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







#### 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.

#### 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

B

## Viewing Arrangements

Strictly by appointment

## Contact Details

Anthony House

Anthony Street

Stanley

County Durham

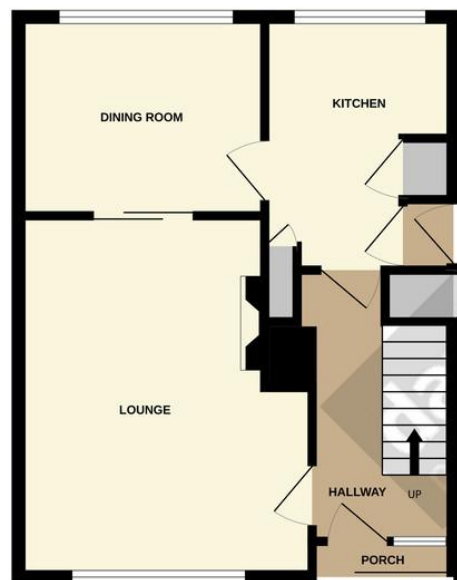
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01207231111

GROUND FLOOR  
39.5 sq.m. (426 sq.ft.) approx.



1ST FLOOR  
40.1 sq.m. (432 sq.ft.) approx.



TOTAL FLOOR AREA: 79.7 sq.m. (858 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		75 C
55-68	D		
39-54	E	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 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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