



## Balmoral Drive | Catchgate | Stanley | DH9 8FE

This is a three bedroom semi-detached house is available with no upper chain and comes with a rear garden as well as off-street parking. Comprising a hallway, WC, breakfasting kitchen, lounge/diner, first floor landing, three bedrooms and a bathroom. Gas combi central heating, uPVC double glazing, EPC rating C (75), freehold, Council Tax band A. Virtual tours available.

**£85,000**

- Semi-detached house
- 3 bedrooms
- Garden
- Off-street parking
- No upper chain



## Property Description

### HALLWAY

Entrance door, laminate flooring, stairs to the first floor, double radiator, hard-wired smoke alarm and doors leading to the breakfasting kitchen, WC and lounge/diner.

### BREAKFASTING KITCHEN

11' 10" x 7' 1" (3.63m x 2.17m) Fitted with a range of wall and base units with contrasting laminate worktops and tiled splash-backs. Integrated oven/grill, four ring gas hob and concealed extractor fan over. Sink with mixer tap, wall mounted gas combi central heating boiler, plumbed for a washing machine and space for a tall fridge/freezer. Room for a breakfast table, laminate flooring, single radiator and a uPVC double glazed window.

### WC

5' 1" x 2' 7" (1.57m x 0.81m) Wash basin with tiled splash-back, WC, single radiator, laminate flooring and a ceiling extractor fan.

### LOUNGE/DINER

13' 3" (maximum) x 13' 6" (maximum) (4.06m x 4.14m) uPVC double glazed sliding patio door, matching windows overlooking the rear garden. Laminate flooring, double radiator and coving.

### FIRST FLOOR

#### LANDING

Airing cupboard, loft access hatch, hard-wired smoke alarm, and doors leading to the bedrooms and bathroom.

#### BEDROOM 1 (TO THE FRONT)

8' 7" x 13' 6" (2.64m x 4.14m) Twin uPVC double glazed windows and a single radiator.

#### BEDROOM 2 (TO THE REAR)

10' 6" x 6' 5" (minimum) (3.21m x 1.97m) uPVC double glazed window and a single radiator.

#### BEDROOM 3 (TO THE REAR)

7' 3" x 6' 10" (2.23m x 2.09m) uPVC double glazed window and a single radiator.

#### BATHROOM

5' 8" x 7' 0" (maximum) (1.74m x 2.14m) Panelled bath with shower fitment and PVC splash-backs, pedestal wash basin with tiled splash-backs, WC, frosted uPVC double glazed window, single radiator, ceiling extractor fan and vinyl floor tiles

#### EXTERNAL

##### TO THE FRONT

Small open-plan forecourt garden.

##### TO THE REAR

Patio areas extending to the side, lawn, timber shed, enclosed by timber fencing and side gate.



#### PARKING

Driveway to the side providing off-street parking for one vehicle.

#### HEATING

Gas fired central heating via combination boiler and radiators.

#### GLAZING

uPVC double glazing installed.

#### ENERGY EFFICIENCY

EPC rating C (75). 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 (£1,621).

#### MINING ACTIVITY

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

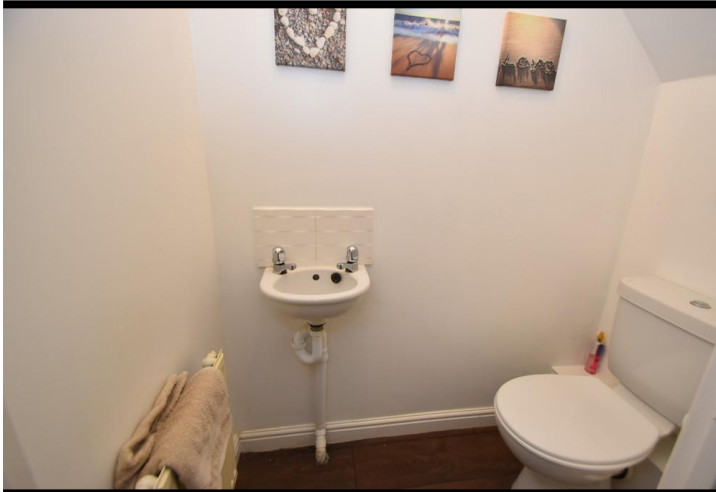
We have created a virtual tour which can be viewed on our YouTube channel, our website, property portals and our social media accounts such as Facebook, Twitter and Instagram. To arrange a viewing please contact the office.

#### 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 (£1,621 per annum)

## Viewing Arrangements

Strictly by appointment

## Contact Details

Anthony House

Anthony Street

Stanley

County Durham

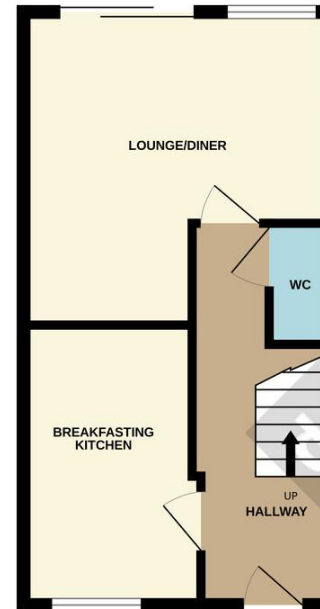
DH9 8AF

[www.davidbailes.co.uk](http://www.davidbailes.co.uk)

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

01207231111

GROUND FLOOR  
30.7 sq.m. (331 sq.ft.) approx.



1ST FLOOR  
30.7 sq.m. (331 sq.ft.) approx.



TOTAL FLOOR AREA: 61.5 sq.m. (662 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.  
Made with Metroplex ©2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	75 C	
55-68	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 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

