



## 2 bed semi-detached house to buy in DH9

Kirkfield Gardens, Catchgate, Stanley, Durham, DH9 8SB

**£70,000**

🏠 x2 🚗 x1 🚲 x1

Tenure

**Freehold**

## Property features

- ✓ No Chain
- ✓ Semi Detached House
- ✓ Three Bedroom
- ✓ Investment Opportunity
- ✓ EPC Rating C

On Street parking

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

For Sale: A two bedroom semi detached house situated in a popular area of Stanley.

Excellent opportunity for Investors or individuals looking for a project, with no chain this property makes a perfect investment.

The property provides spacious accommodation with two bedrooms, lounge, kitchen and bathroom, making it an ideal investment or project opportunity for buyers looking to add value.

Located in the bustling town of Stanley, this property is perfectly placed for local amenities as well as excellent transport links.

Don't miss the opportunity to view this standout property. Book your viewing with Pattinson Estate Agents today.

Council Tax Band: A

Tenure: Freehold

Price: £70,000

Property Type: Semi-detached house

Parking: On Street

Heating: Gas

## Front Exterior



## Living Room

Spacious living room in need of modernisation, offering excellent potential to create a comfortable and inviting living space.



## Kitchen

A kitchen requiring refurbishment and modernisation, offering excellent potential to create a bespoke space to suit individual tastes and requirements.



## Bedroom 1

Well-proportioned main bedroom requiring cosmetic updating, offering excellent potential to create a bright and comfortable space.



## Bedroom 2

Second bedroom in need of modernisation, offering versatile space suitable for a guest room, home office or additional bedroom.



## Bathroom

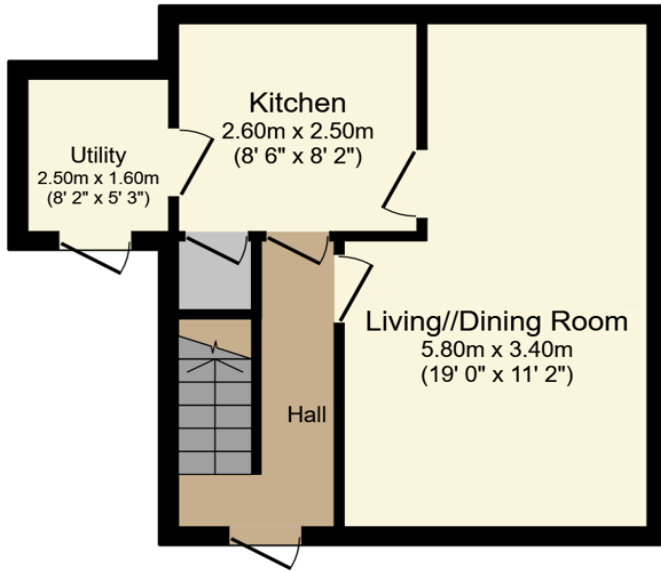
Bathroom in need of improvement works, presenting an excellent opportunity to create a modern suite tailored to individual style.



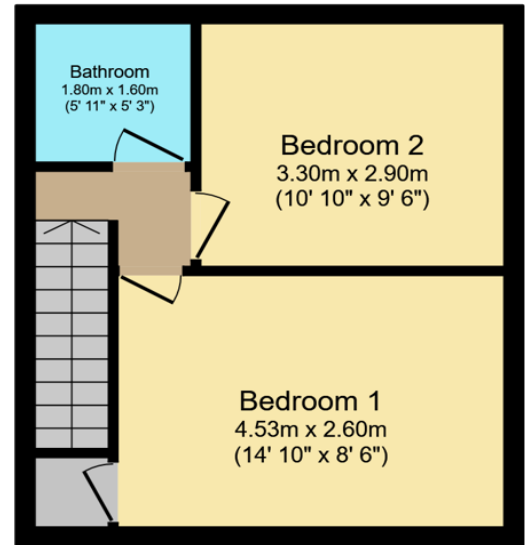
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## Rear Exterior





Ground Floor



First Floor

Total floor area: 62.0 sq.m. (668 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
<https://www.gandtproperties.co.uk/>

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