



## 2 bed end of terrace house to buy in DH9

Kirkfield Gardens, Stanley, Durham, DH9 8SA

**£60,000**

 x2  x1  x1

Tenure

**Freehold**

## Property features

- ✓ Two Double Bedrooms
- ✓ Enclosed Front and Rear Garden
- ✓ No Chain

On Street parking

Garden

## Key Information



Council Tax: **Band A**



Heating supply: **Gas**

## Description

Keith Pattinson Estate Agents are delighted to present this end of terrace home on Kirkfield Gardens, offered with vacant possession and no onward chain.

To the ground floor, the property features a well-proportioned living room with a versatile layout, allowing for flexible furniture arrangement. A central electric fireplace creates a focal point, while front and rear windows provide plenty of natural light, making this a comfortable space for everyday living with scope to personalise.

The kitchen is fitted with a range of white wall and base units, laminate worktops, a stainless steel sink with drainer and tiled splashbacks. Dual-aspect windows to the rear and side enhance the natural light, and there is space for essential appliances.

A separate utility room provides additional storage and worktop space, along with plumbing for laundry appliances. A window ensures natural light and ventilation, and an external door offers direct access to the side garden.

To the first floor are two double bedrooms, both offering excellent space and potential. The principal bedroom benefits from two built-in storage cupboards.

The family bathroom comprises a bath with shower over, WC and wash hand basin, finished in neutral tones. A frosted window provides privacy and natural light.

Externally, the property enjoys enclosed front and rear gardens, mainly laid to lawn, with a pathway providing convenient access from front to back — creating a secure and manageable outdoor space.

Located in Catchgate, on the outskirts of Stanley, the area offers local convenience shops and takeaways, with a wider range of supermarkets, retail outlets and leisure facilities available in Stanley town centre. Primary and secondary schools are within easy reach.

For commuters, the property benefits from strong road links via the A693, connecting to Chester-le-Street and the A1(M), with straightforward access to Newcastle upon Tyne and Durham.

Early viewing is highly recommended to fully appreciate the potential this home has to offer.

Council Tax Band: A

Tenure: Freehold

Price: £60,000

Property Type: End of terrace house

USPs: Garden

Parking: On Street

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas



## External



## Living Room

3.36m x 5.99m (11'0" x 19'7")

Front and Rear facing windows, radiators under window, electric fireplace.



## Kitchen

2.67m x 3.22m (8'9" x 10'6")

Mix of wall and base units, Rear and Side facing windows, Stainless steel wash basin, Radiator



## Utility Room

1.55m x 2.27m (5'1" x 7'5")

Rear Facing window, External Door, Radiator, Mix of Wall and Base Units



## Bedroom 1

Front Facing window, Storage Cupboards, Radiator



## Bedroom 2

Rear Facing window, Radiator



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## Bathroom

*1.86m x 1.68m (6'1" x 5'6")*

Bath with shower over, WC, Hand wash basin, Rear facing frosted window





Kirkfield Gardens, Stanley, Durham, DH9 8SA

Contact your local branch today for more information on this property:

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