



York Street

Stanley DH9 8SN

£40,000





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Nestled in the village of Catchgate, Stanley, this three-bedroom mid-terraced house presents a unique opportunity for those looking to create their dream home. With gardens both to the front and rear, this property offers a delightful outdoor space, perfect for relaxation or gardening enthusiasts.

Entrance vestibule that leads into a spacious lounge, providing a comfortable area for family gatherings or quiet evenings. The kitchen and dining area, located on the ground floor, offer a versatile space for culinary adventures and entertaining guests.

The first floor features two generously sized bedrooms, ideal for family living, alongside a smaller single room that could serve as a child's bedroom, study, or guest room. The bathroom, complete with a WC, is conveniently located to serve the needs of the household.

It is important to note that this property is in need of full refurbishment, which is reflected in its competitive pricing. This presents an excellent opportunity for buyers with a vision to transform the space into a modern and stylish home tailored to their preferences.

With immediate vacant possession available, this property is ready for new owners to embark on their renovation journey. For those interested in viewing this promising home, please do not hesitate to call us at 0191 3729898. This is a chance not to be missed for anyone looking to invest in a property with great potential in a lovely village setting.

Freehold
Council tax band A
EPC rating to be confirmed

ENTRANCE VESTIBULE

LOUNGE
13'3" x 13' (4.04m x 3.96m)

KITCHEN/DINING
16'2" x 8' (4.93m x 2.44m)

BEDROOM 1
12'6" x 9'10" (3.81m x 3.00m)

BEDROOM 2
9'8" x 9'4" (2.95m x 2.84m)

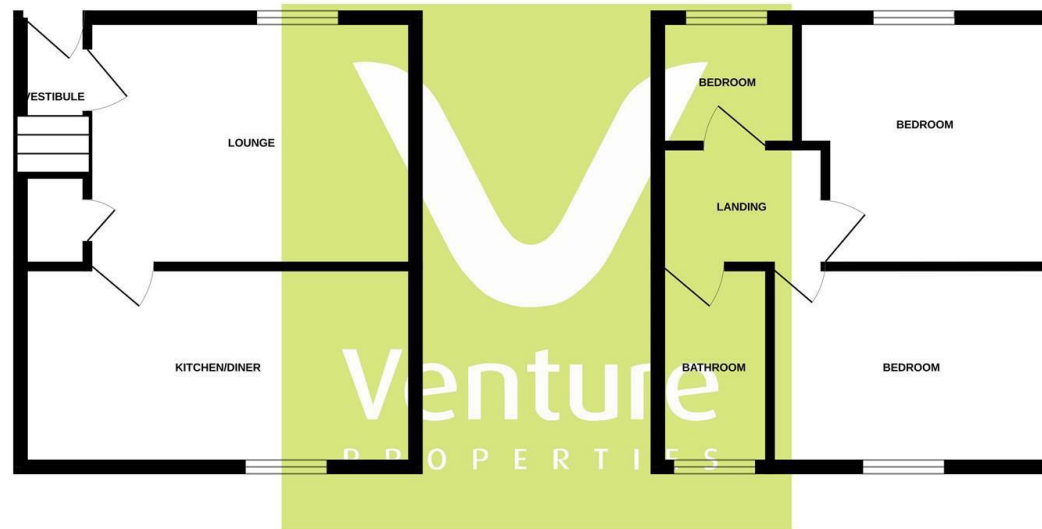
BEDROOM 3
6'2" x 6'2" (1.88m x 1.88m)

BATHROOM/WC

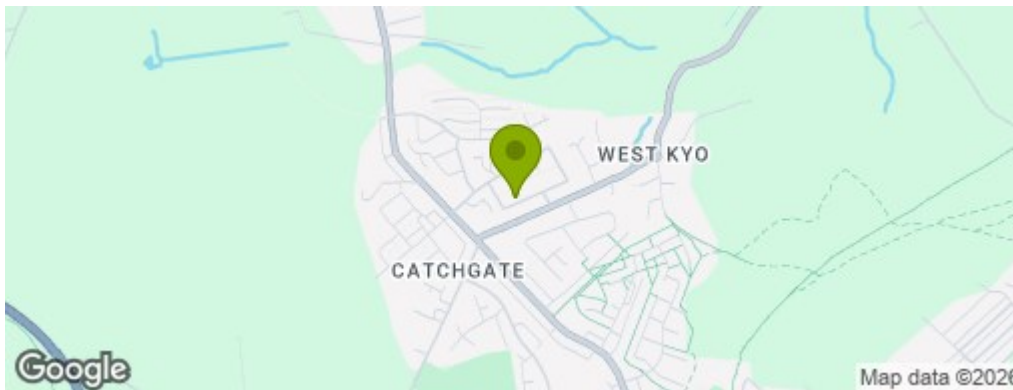
OUTSIDE

GROUND FLOOR

1ST FLOOR



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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Property Information

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