



## 2 bed detached bungalow to buy

Windsor Drive, Catchgate, Stanley,  
Durham, DH9 8SR

# £220,000

🏠 x2 🚗 x1 🚻 x1

Tenure

**Freehold**

Driveway & Garage parking

Garden

## Property features

- ✓ No Onward Chain
- ✓ Two-bedroom bungalow offering single-level living
- ✓ Kitchen/diner with integrated appliances and separate dining
- ✓ Conservatory providing access to enclosed rear garden
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Pattinson Estate Agents are pleased to offer for sale this two-bedroom bungalow situated on Windsor Drive in Catchgate, Stanley, County Durham. The property provides single-level living accommodation and is likely to appeal to a range of purchasers including downsizers and investors.

The accommodation briefly comprises an entrance hallway, lounge to the front aspect, kitchen/diner with a range of fitted units, separate dining room, and a conservatory providing access to the rear garden. There are two bedrooms, one with built-in storage, and a family bathroom fitted with a shower cubicle and vanity basin. Externally, the property benefits from a well-maintained front lawn with a block paved pathway and garage, along with an enclosed rear garden featuring a patio area and lawn.

Catchgate is located close to Stanley and offers access to a range of local amenities including shops, schools, and transport links. The area provides road connections to nearby towns and cities, making it suitable for commuters.

Council Tax Band: C

Tenure: Freehold

Price: £220,000

Property Type: Detached Bungalow

USPs: Garden

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Clay tiles

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: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet)

Mobile signal coverage: Good

## Entrance / Hallway

Composite entrance door, central heating radiator, and carpet flooring.



## Lounge

5.85m x 4.75m (19'2" x 15'7")

Double glazed window to the front aspect, central heating radiator, electric fire, and carpet flooring.



## Dining Room

4.85m x 2.60m (15'10" x 8'6")

Double glazed window to the rear aspect, central heating radiator, and carpet flooring.



## Kitchen / Diner

5.36m x 3.25m (17'7" x 10'7")

Fitted with wall and base units with roll top work surfaces, 1.5 bowl sink unit, tiled splashbacks, and recessed lighting. Integrated washing machine and space for a fridge freezer. Electric oven and four-ring electric hob with extractor over. Double glazed window to the side aspect, UPVC door, central heating radiator, and vinyl flooring.



## Conservatory

4.26m x 3.09m (13'11" x 10'1")

Double glazed with UPVC door leading to the rear garden and tiled flooring.



## Bedroom One

3.77m x 3.67m (12'4" x 12'0")

Double glazed window to the rear aspect, central heating radiator, built-in wardrobe, and carpet flooring.



## Bedroom Two

3.61m x 2.78m (11'10" x 9'1")

Double glazed window to the front aspect, central heating radiator, and carpet flooring.



## Family Shower room

2.54m x 2.09m (8'4" x 6'10")

Fitted with a WC, vanity wash hand basin, and shower cubicle with mains-fed shower. Tiled walls, recessed lighting, extractor fan, chrome towel radiator, double glazed window to the rear aspect, and vinyl flooring.



## Externally

To the front:

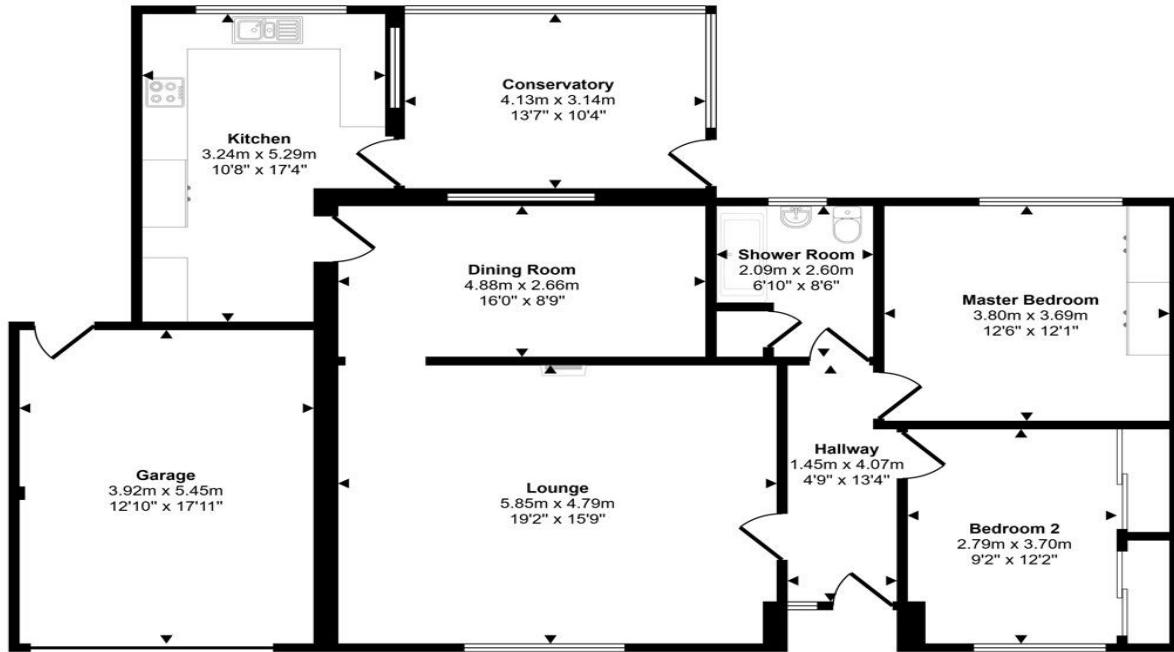
Block paved pathway leading to the property, well-maintained lawn, decorative borders and access to a garage.

To the rear:

Enclosed rear garden with a block paved pathway, paved patio area, and a large lawn. Gated side access is also provided.



Approx Gross Internal Area  
137 sq m / 1474 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| 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>                                   |  |                            | 76        |
| (55-68) <b>D</b>                                   |  | 67                         |           |
| (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<br>2002/91/EC |           |

Windsor Drive, Catchgate, Stanley, Durham, DH9 8SR

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