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South Green Staindrop, Darlington, DL2 3LD

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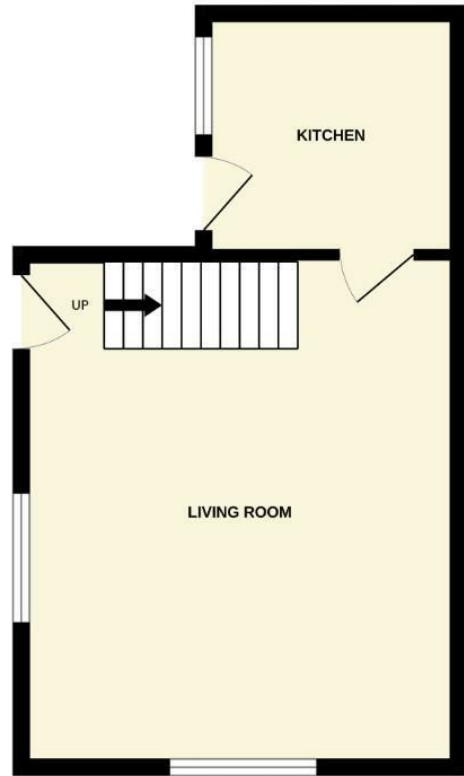
Price £150,000

Two bedroomed semi detached cottage ideally situated within the highly sought after and desirable village, Staindrop, this property is ideal for a variety of potential buyers, close to Raby Castle, has great commuter links, a regular public transport system as well as a range of local amenities within the village including excellent Ofsted rated 'Outstanding' primary and secondary schools. Neighbouring towns Barnard Castle and Bishop Auckland provide a further more extensive range of facilities such as supermarkets, restaurants and popular high street retail stores. The area is well known for its countryside walks, local village stores and its historic connections.

The property benefits from new flooring, radiators and skirting boards throughout and has been freshly decorated throughout. In brief the property comprises; an entrance hall leading into the living room and kitchen to the ground floor. The first floor contains the master bedroom, second bedroom and bathroom. Externally the property has an enclosed courtyard with access into the back lane whilst to the front on street parking is available nearby.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

**Living Room**

17'4" x 14'9"

Bright and spacious living room with ample space for furniture, new log burner and dual aspect windows providing plenty of natural light.

**Kitchen**

8'6" x 8'2"

The kitchen is fitted with a range of wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drain unit. Space is available for free standing kitchen appliances.

**Master Bedroom**

14'1" x 8'10"

The master bedroom provides space for a double bed, further furniture and window to the front elevation.

**Bedroom Two**

11'1" x 6'6"

The second bedroom is another good size with window to the rear elevation.

**Bathroom**

8'2" x 8'6"

The bathroom contains a panelled bath, single shower cubicle, WC and wash hand basin.

**External**

Externally the property has an enclosed courtyard with access into the back lane whilst to the front on street parking is available nearby.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





