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Front Street Stanhope, Bishop Auckland, DL13 2XL

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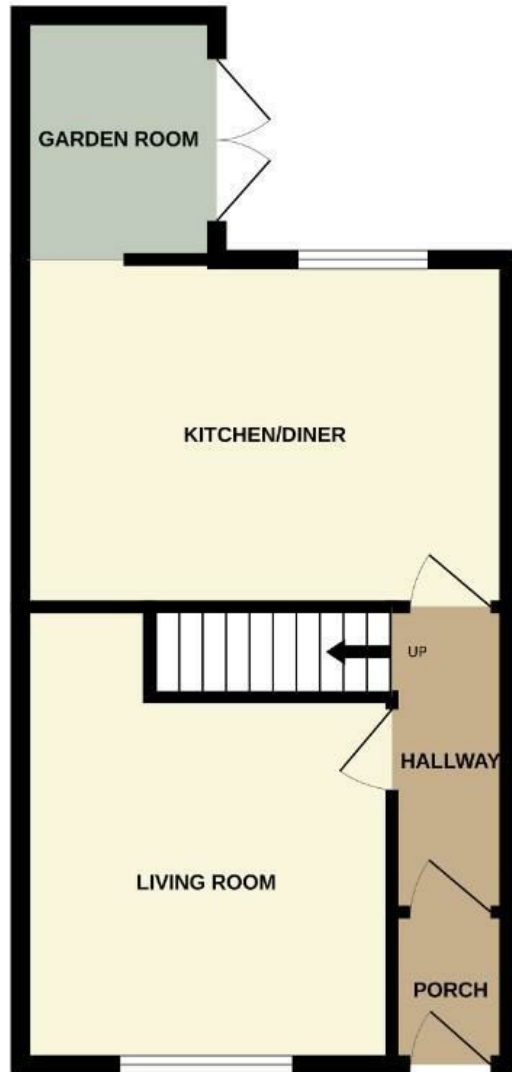
**Price £175,000**

Stunning two bedroomed detached property offered for sale on Front Street. This modern family home is situated within Stanhope, a highly sought after semi-rural Weardale town. This spacious house has been thoughtfully upgraded by the current owners in keeping with the traditional features, sympathetically modernised yet maintaining a lot of its original character. This idyllic location is surrounded by countryside, public walks and is just off the "coast to coast" route for cyclists. There are a range of local amenities including traditional village pubs/restaurants, local shops, convenience stores, cafes, primary school and the Durham Dales Centre. Regular bus services pass through Stanhope providing access to neighbouring villages in Weardale as well as to Bishop Auckland, Crook and Durham.

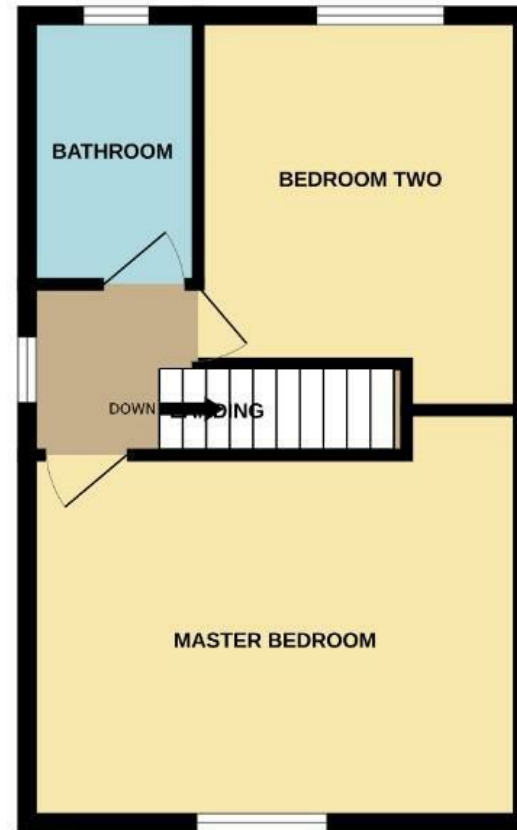
In brief the property comprises; an entrance hall leading through into the living room, kitchen/diner and garden room. The first floor contains the master bedroom, second bedroom and bathroom. Externally the property has on street parking available to the front, whilst to the rear there is a private enclosed courtyard.

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GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>69</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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**Living Room**

14'0" x 11'5"

Bright and spacious living room located to the front of the property, benefitting from modern décor, open fire with feature cast iron surround and window to the front elevation.

**Kitchen/Diner**

14'3" x 10'5"

The kitchen contains a range of wall, base and drawer units, complementing work surfaces, tiled splash backs and Belfast sink. Benefiting from an integrated electric oven, gas hob and further freestanding appliances, along with room for a dining table and chairs.

**Garden Room**

7'1" x 5'4"

Garden room to the rear of the property with French doors opening into the courtyard.

**Master Bedroom**

15'1" x 12'7"

The master bedroom is a generous double bedroom with space for a king sized bed further furniture and window to the front elevation,

**Bedroom Two**

10'7" x 10'0"

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

**Bathroom**

8'7" x 5'2"

The bathroom is fitted with a panelled bath, overhead shower, WC and wash hand basin. Opaque window to the rear elevation.

**External**

Externally the property has on street parking available to the front, whilst to the rear there is a private enclosed courtyard.

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.





