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Fawn Lea, Winston Road,
Staindrop, Darlington, DL2 3NN

Offers in the region of £575,000

House - Detached
6 Bedroom/s
4 Bathroom/s

PART EXCHANGE CONSIDERED. Nestled in the charming village of Staindrop, Darlington, this detached house on Winston Road is a true gem waiting to be discovered. This property offers a spacious and flexible living experience that is sure to impress. One of the standout features of this unique property is the attached holiday cottage, which not only adds character but also provides a generous income opportunity for the new owner. Imagine the possibilities - hosting guests from near and far, or perhaps using it as a private retreat for friends and family.

With parking for several vehicles including a triple garage, parking will never be an issue for you or your guests. The stunning village location adds to the appeal of this property, offering a peaceful and picturesque setting for you to call home. Whether you're looking to enjoy the tranquillity of village life or explore the nearby countryside, this property provides the perfect base for both.

Don't miss out on this fantastic opportunity to own a truly special property that combines traditional charm with modern convenience.





- UNIQUE INDIVIDUAL PROPERTY OFFERING FLEXIBLE LIVING ACCOMMODATION
- CLOSE TO COUNTRYSIDE & AMENITIES
- ALSO HAVING AN ATTACHED COTTAGE PROVIDING A HOLIDAY LET WITH INCOME
- TRIPLE GARAGE WITH ADDITIONAL PARKING.
- DECEPTIVELY SPACIOUS HOUSE AND HOLIDAY COTTAGE.
- SET WITHIN THE PICTURESQUE VILLAGE OF STAINDROP
- UPGRADED THROUGHOUT WITH QUALITY FIXTURES & FITTINGS
- WILL APPEAL TO A VARIETY OF BUYERS
- PART EXCHANGE CONSIDERED

GENERAL INFORMATION

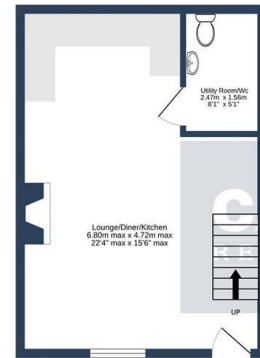
Tenure: Freehold
 Services: Gas central heating, mains electric, water and drainage.
 Double glazing
 Local Authority: Durham County Council(Tax Banding E)



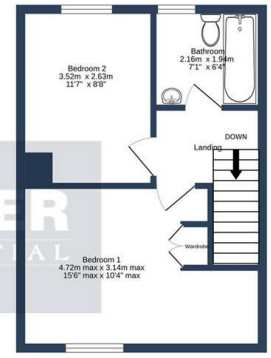








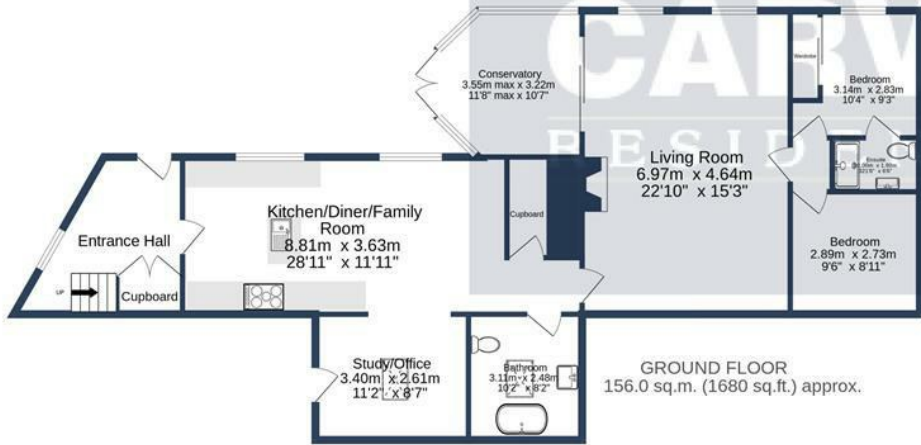
GROUND FLOOR
31.9 sq.m. (343 sq.ft.) approx.



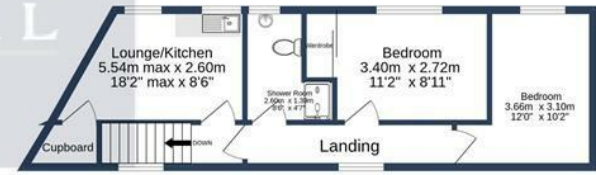
1ST FLOOR
31.6 sq.m. (340 sq.ft.) approx.

WINSTON ROAD, STAINDROP, DL2 3NN.
TOTAL FLOOR AREA - 63.5 sq.m. (683 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the figures 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



GROUND FLOOR
156.0 sq.m. (1680 sq.ft.) approx.



1ST FLOOR
40.8 sq.m. (440 sq.ft.) approx.

WINSTON ROAD, STAINDROP, DL2 3NN.

TOTAL FLOOR AREA : 196.9 sq.m. (2119 sq.ft.) approx.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			71
(55-68) D			
(48-54) E		43	
(35-47) F			
(1-34) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC



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