



Coronation Gardens

Staindrop



ADDISONS

PROPERTY • RURAL • VALUATION

ABOUT THE PROPERTY

A wonderful opportunity to purchase this completely transformed spacious three bedroom family home located within the sought after village of Staindrop.

The property has undergone significant improvements including: -

Re-Wired, Re-Plumbed, New Central Heating System, Re-Plastered Throughout, Newly Fitted Bathroom and Kitchen with Integrated Appliances. Double Glazed Windows Throughout, New Front Door, New Interior Doors, Newly Decorated and Carpeted Throughout.

Book your viewing today to avoid disappointment.



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ACCOMMODATION

Entrance Vestibule

Stairs to first floor, radiator and door through to the living room.

Living Room

Window overlooking the front garden, central ceiling light, radiator and door through to the kitchen.

Kitchen

Fitted with a range of shaker style wall and floor units, with wood effect worktops, tiled upstands and splashbacks. Integrated appliances including fan oven, four ring electric hob with extractor fan unit above and dishwasher. Stainless steel sink unit with mixer tap and drainer, space for upright fridge/freezer, vinyl flooring, inset lighting, understairs storage cupboard, radiator, window overlooking the garden and door through to rear

Rear Entrance/Utility Room

Shaker style floor units with wood effect worktop and tiled upstands. Plumbing for washing machine and space for tumble dryer. Rear access door, and window overlooking the garden, vinyl flooring and strip light to ceiling. Door accessing the ground floor cloakroom.

Cloakroom

Low level wc, cabinetted hand wash basin, radiator, vinyl flooring, radiator and wall mounted cupboard housing the gas fired central heating boiler.

FIRST FLOOR

Landing

Loft hatch, central ceiling light, storage cupboard and doors accessing the first floor accommodation.

Bathroom

Panelled bath with shower over and screen, cabinetted hand wash basin and low level wc. Radiator, two obscured glazed windows to the rear elevation, inset lighting and vinyl flooring.

Bedroom One

Good sized double bedroom with window overlooking the rear garden, central ceiling light and radiator.

Bedroom Two

Double bedroom with window to the front elevation, radiator and central ceiling light.

Bedroom Three

Single bedroom with central ceiling light, window to the front elevation, radiator and built-in storage cupboard.

EXTERNALLY

Gated access provides entry to the front garden which is mainly laid to lawn with planted borders. There is a passageway which is shared with the neighbouring property for the purpose of bin access and provides gated access to the rear garden. Enclosed rear garden which is predominately lawned with paved patio and timber garden shed.

PRICE

£174,950

VIEWING

Strictly by appointment through the selling agents Addisons Chartered Surveyors

PROPERTY INFORMATION

Title- DU87473

Tenure- Freehold

Local Authority-Durham

Council Tax- Band B

Council Tax Annual Price- £1,984

Conservation Area- No

Flood Risk- Very low

Broadband- Basic- 17Mbps Superfast- 80Mbps Ultrafast- 8500 Mbps

Satellite / Fibre TV Availability: BT, Sky and Virgin

Parking: On Street Parking

Services: Mains water, mains gas, mains water and mains drainage.

Heating: Gas Fired Central Heating

Survey

We have not undertaken a survey of the property and therefore are unable to comment on its structural condition.

Covenants and Easements

The property is subject to restrictive covenants and easements which will need to be verified by the seller's solicitor.

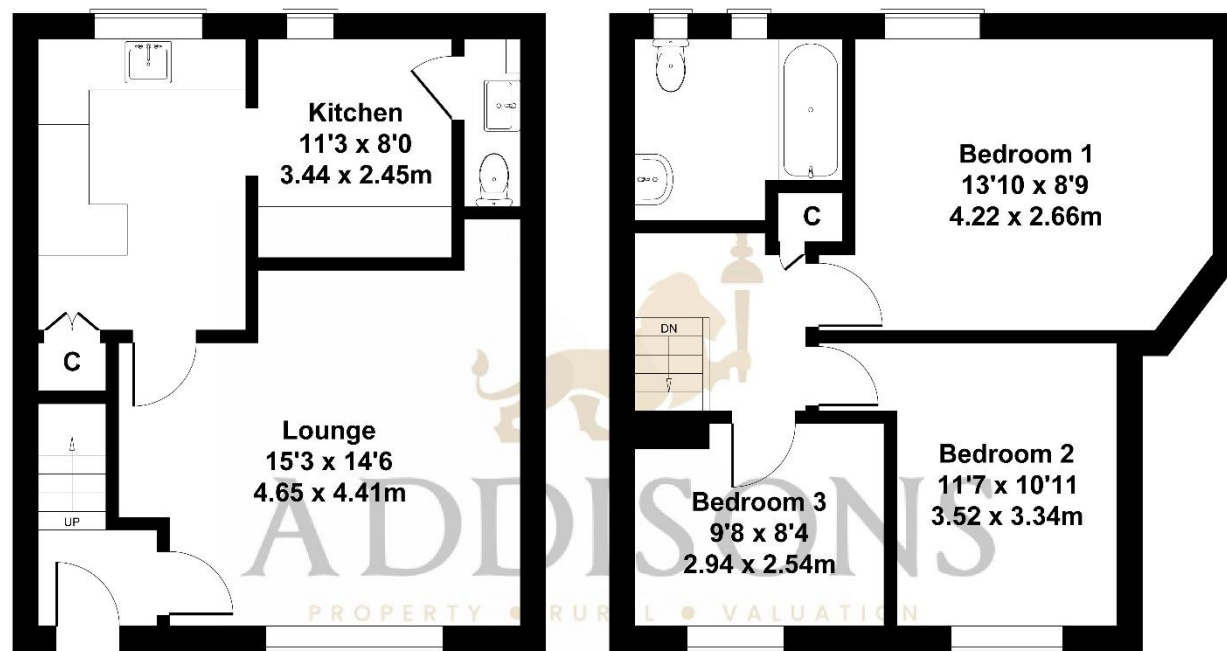
BROCHURE

Details and photographs taken June 2025.



Floor Plan

32 Coronation Gardens, Staindrop



GROUND FLOOR

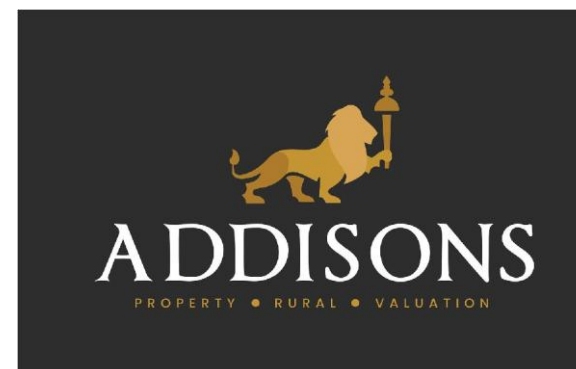
FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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