



# Winston Road

Staindrop



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# ABOUT THE PROPERTY

A beautifully presented semi detached three bedroom house situated on the edge of the popular village of Staindrop

The accommodation briefly comprises: Living Room, Kitchen, Ground Floor Bathroom, Master Bedroom with En Suite Shower Room and Two Additional Bedrooms. Front Garden, Shared Driveway and Open Plan Gravelled Garden with Timber Garden Building. The property benefits from Gas Fired Central Heating and Double Glazing Throughout.

The property is located in desirable village of Staindrop which benefits from both a primary and secondary school, post office, a number of shops and public house/tearooms. The area around Staindrop, including the historic market town of Barnard Castle offers excellent walking and other outdoor pursuits, while the town has many amenities from local and national retailers to a range of educational opportunities including the well regarded Barnard Castle School, local primary schools and Teesdale School.



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# ACCOMMODATION

## Entrance Vestibule

Window to the front elevation, radiator, stairs rising to the first floor and door through to the living room.

## Living Room

Engineered oak flooring, inglenook fireplace with gas effect stove set on stone hearth with solid timber mantelpiece. Built-in cupboards to alcoves, window to the front elevation, radiator, central ceiling light and door through to the kitchen.

## Kitchen

Fitted with a range of wall and floor units with worktops and upstands, sink unit, integrated double electric fan oven, four ring electric hob with extractor fan unit above. Plumbing for washing machine, space for upright fridge/freezer, two windows to the rear elevation, engineered oak flooring, boarded ceiling with central ceiling light. There is space within the kitchen for a dining table and chairs. Door to inner hallway.

## Inner Hall

Understairs storage cupboard, window to the side elevation, central ceiling light and door to bathroom.

## Bathroom

Fully tiled bathroom with panelled bath having shower over and screen. Cabinetted hand wash basin and low level wc, radiator, inset lighting and obscured glazed window. The bathroom benefits from thermostatically controlled under floor heating.

## FIRST FLOOR

### Landing

Shelved storage cupboard, central ceiling light and doors accessing the first floor

### Bedroom One

Double bedroom with sliding mirror wardrobes, window to the front elevation, radiator and door accessing the en suite.





### En Suite

Fully tiled walls, cabinetted handwash basin, low level wc, corner shower, radiator, obscured glazed window to the front elevation, inset lighting and LVT flooring.

### Bedroom Two

Double bedroom with built-in cupboard housing gas central heating boiler and providing additional storage. Window to the rear elevation, radiator and central ceiling light.

### Bedroom Three

Built-in sliding wardrobes window to the rear elevation, radiator and central ceiling light. Loft hatch with ladder access being fully boarded with light and power.

### EXTERNALLY

Gated access to the front of the property with steps to a pathway leading to the main access door which is located at the side of the property.

The front and side gardens are predominately laid to lawn with planted borders.

There is a driveway to the side of the property which is shared with three neighbouring properties providing pedestrian/vehicle access to their properties. There is an open plan gravelled garden which is currently used for additional parking with timber garden room.

The garden room measures approx. 5.4m x 4.35m (internally) being fully insulated with double glazed windows and external power sockets. Internally the building is well lit with a number of power sockets and could be used for many purposes. ie. gym, playroom, storage workshop or home office.

### PROPERTY INFORMATION

Title Number(s): DU109637

Tenure: Freehold

Local Authority: Durham

Council Tax: Band C

Conservation Area: No

Flood Risk: Very low

Broadband: Basic 16 Mbps, Superfast 50 Mbps, Go Fibre upto 1,000 Mbps

Satellite / Fibre TV Availability: BT and Sky

Services: Mains Gas, Mains Electricity, Mains Water and Mains Drainage

Heating: Gas Fired Central Heating

### Covenants and Easements

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

### Survey

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

### Note

Planning permission has been granted for a housing development which will be located in a field opposite the property.

### PRICE

£265,000

### VIEWING

Strictly by appointment through the selling agents Addisons Chartered Surveyors T: 01833 638094 opt 1

### BROCHURE

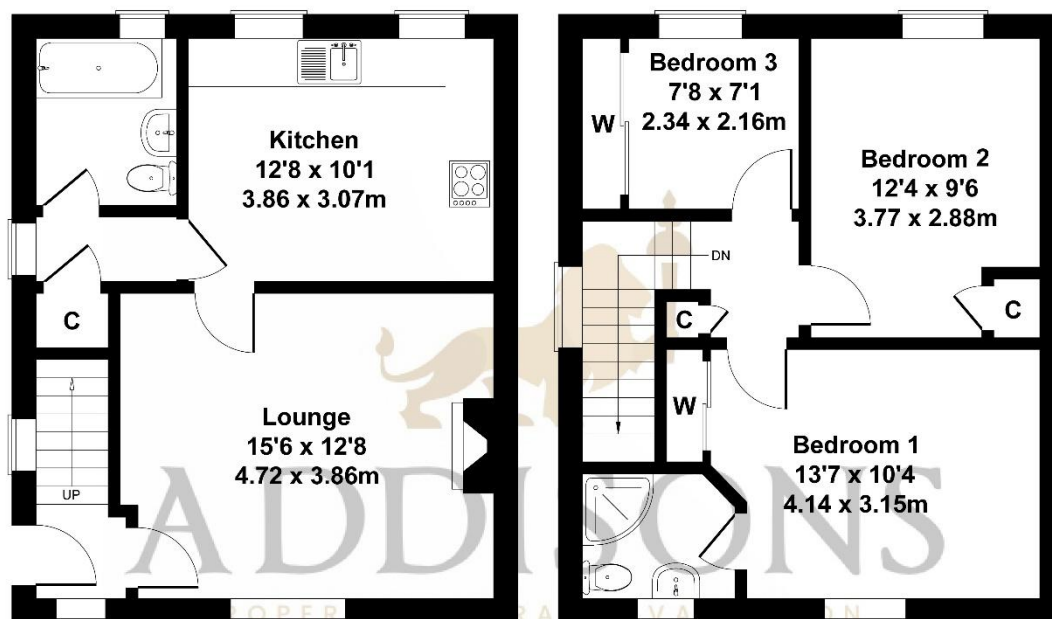
Details and photographs taken October 2025.





# Floor Plan

## 65 Winston Road, Staindrop



**GROUND FLOOR**

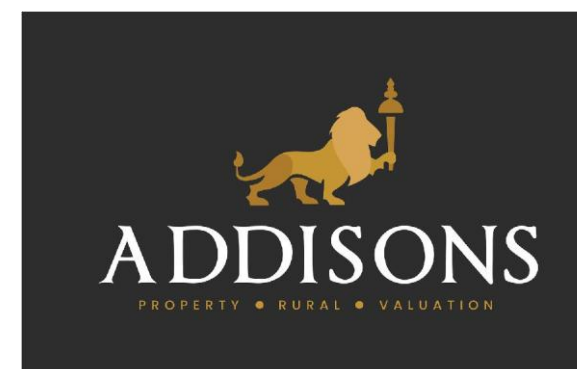
**FIRST FLOOR**

**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		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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