



Bondisle, Stanhope, DL13 2XG  
2 Bed - House - Detached  
£225,000

**ROBINSONS**  
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# Bondisle

## Stanhope, DL13 2XG

\* NO FORWARD CHAIN \* RARELY AVAILABLE \* OFF ROAD PARKING \* POTENTIAL FOR GARAGE \* LARGE GARDENS \*

We are pleased to offer to the sales market with the benefit of no onward chain is this two bedroom detached stone built house, which has a fantastic elevated position in Stanhope and enjoys a pleasant outlook to the front aspect. The house has recently undergone a programme of refurbishment and in 2022/23 had a re-fitted kitchen and had been professionally decorated throughout.

The house is warmed by a gas combination boiler and has double glazed windows. The floor plan comprises; entrance vestibule, lounge with electric fire and window to the front aspect. Re-fitted kitchen with a range of wall, base and drawer units with integral appliances, dining area, utility room with space and plumbing for automatic washing machine and tall fridge/freezer. To the first floor there are two bedrooms and bathroom with three piece suite, including electric shower over bath.

Outside the house sits on a impressive, elevated position with a large south facing tiered garden to the front with potential for off road parking and to build a garage. To the rear there is a enclosed yard and a further parking area.

Fern Cottage is conveniently located, just tucked away off the front street, it is within walking distance of Stanhope high street where there is a range of shopping amenities, bus links, primary school and doctors surgery.

An internal viewing is highly recommended, please contact Robinsons to arrange yours.













### Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

Tenure: Freehold

EPC Rating: D

Durham Council Tax Band: B

Annual Price:

£1,714 (min)

Broadband

Basic

3 Mbps

Superfast

80 Mbps

Mobile Signal: Average/Good

### Disclaimer

The preceding details have been sourced from the seller and OntheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.







# Fern Cottage, Stanhope

Approximate Gross Internal Area  
958 sq ft - 89 sq m

Utility Room 13'3 x 6'8  
4.04 x 2.03m

Kitchen 9'2 x 6'8  
2.79 x 2.03m



**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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	61	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robynsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robynsons staff may benefit from referral incentives relating to these services.



Royal Corner, Crook, County Durham, DL15 9UA  
Tel: 01388763477  
info@robinsonscrook.co.uk  
www.robinsonsestateagents.co.uk

