



Westcroft, Stanhope, DL13 2NU
3 Bed - House - Semi-Detached
£260,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Westcroft

Stanhope, DL13 2NU

* NO ONWARD CHAIN * AMPLE PARKING AND GARAGE * REFURBISHED IN RECENT YEARS * IMPRESSIVE OPEN PLAN KITCHEN/DINING ROOM * GAS COMBINATION BOILER AND UPVC DOUBLE GLAZED WINDOWS * VIEWING HIGHLY RECOMMENDED *

Robinsons have the pleasure of offering to the sales market with no onward chain, this well presented three bedroom semi detached house with ample off road parking and garage. The house has been refurbished in recent years and would make a fantastic family home, having open plan kitchen/dining room, useful utility room, three good size bedrooms and re-fitted shower room. The house has had an electric re-wire, it is warmed by a gas combination boiler and has UPVC double glazed windows.

The spacious accommodation comprises; entrance porch with space for coat and shoe storage. Hallway with staircase to the first floor landing. Lounge with gas fire and window to the front aspect. Kitchen/dining room which is fitted with a range of quality wall, base and drawer units with integrated appliances, including fridge/freezer, double oven, microwave, hob and extractor fan and dishwasher, space for dining table. Useful utility room with space for washing machine and tumble dryer.

On the first floor there are three good size bedrooms, shower room and large landing space with potential for an office area.

Outside there is lawned garden to the front with flower beds and a pleasant outlook. To the side there is a large block paved area allowing off road parking for several cars and a detached garage and garden shed.

Westcroft is conveniently positioned in Stanhope in a cul-de-sac. Stanhope has a range of shopping amenities and local businesses, and is on a regular bus route. Schooling is within strolling distance away. The village is surrounded by an abundance of countryside views and walking routes.

Council Tax band: C
EPC Rating: F











VIEWINGS

An internal viewing comes highly recommended and is by appointment only, contact Robinsons to arrange yours.

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

EPC Rating: F

Tenure: Freehold

Durham Council Tax Band: C

Annual Price: £2,161

Broadband

Basic

8 Mbps

Superfast

80 Mbps

Mobile Signal: Unknown

Disclaimer

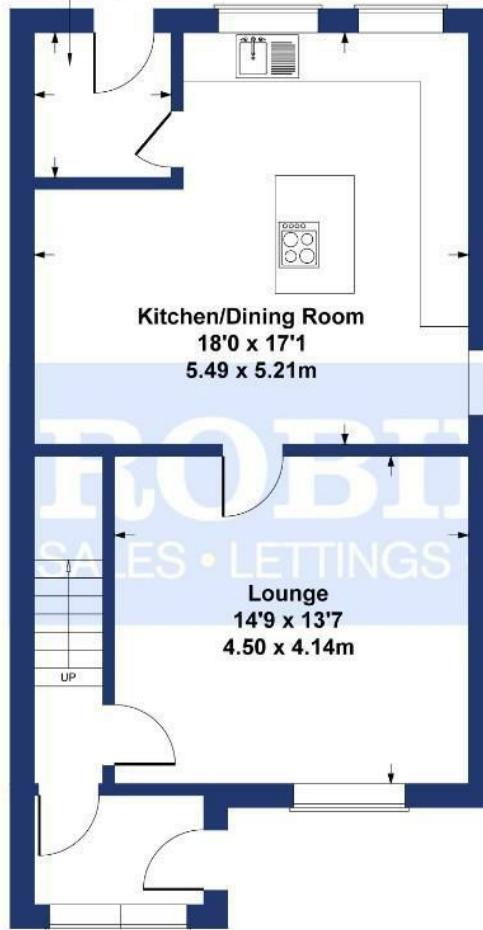
The preceding details have been sourced from the seller and OntheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept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



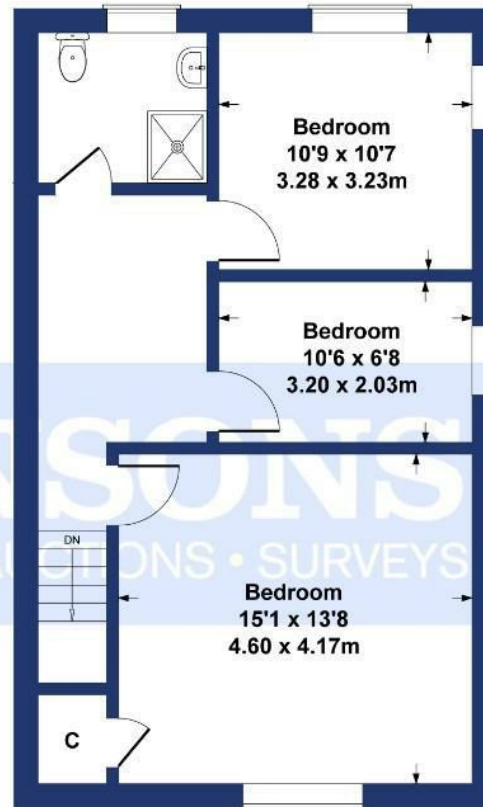
Westcroft Stanhope

Approximate Gross Internal Area
1157 sq ft - 107 sq m

Utility Room
6'0 x 5'8
1.83 x 1.73m



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. 2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		82
(61-81)	B		
(49-60)	C		
(35-48)	D		
(22-34)	E	37	
(9-21)	F		
(1-8)	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. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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