



Eastcroft, Stanhope, DL13 2NS  
2 Bed - House - Terraced  
£120,000

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# Eastcroft

## Stanhope, DL13 2NS

\* WELL PRESENTED AND MUCH IMPROVED \* TWO RECEPTION ROOMS \* TWO DOUBLE BEDROOMS \* RE-FITTED BATHROOM \* REPLACED BOILER STILL UNDER WARRANTY \* A MUST VIEW \* NEW ROOF 2016 \*

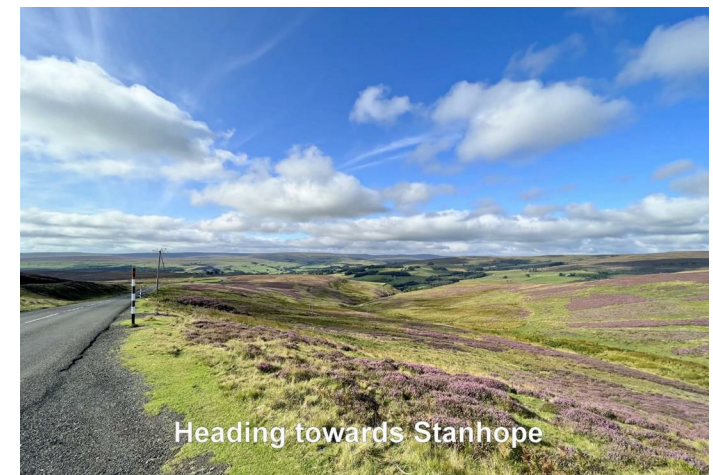
This delightful two-bedroom mid-terraced property is ideal for a variety of buyers. Set in a quiet spot within the picturesque village of Stanhope, this home offers a blend of character and comfort, perfect for enjoying countryside living.

The living room welcomes you with high ceilings and a cosy multi-fuel stove set on a slate hearth, adding warmth and charm. The dining room, situated to the rear, overlooks the courtyard and benefits from under-stairs storage. The kitchen features white base and wall units, contrasting worktops, and an integral electric oven with hob. There is also space for a washing machine, and an outdoor water tap is located in the courtyard, which is accessible from the kitchen.

Upstairs, there are two spacious double bedrooms. The refitted bathroom offers a clean, modern white three-piece suite. The property has undergone several improvements, including a new bathroom, redecoration, new flooring in places, a replacement boiler (still under warranty), new radiators, repointed front brickwork, and rain pipes and fascias replaced on the kitchen. Blinds are to be included in the sale.

Externally, the property benefits from a walled rear courtyard, with pedestrian access via the neighbouring property. Stanhope offers a range of village amenities, including a primary school, local shops, doctor and dental surgeries, and traditional pubs. The location is ideal for exploring nearby fell walks and trails, being almost equidistant from the Lake District, Northumberland Coast, and Yorkshire Dales.

The market towns of Consett and Bishop Auckland are approx. 25-30 minutes drive away, providing supermarkets, schools, and other services. This charming home, located within an Area of Outstanding Natural Beauty, is perfect for those seeking village life while remaining well-connected.











## GROUND FLOOR

### Lounge

12'1" x 12'1" (3.7 x 3.7)

### Inner Lobby

### Dining Room

12'1" x 9'6" (3.7 x 2.9)

### Kitchen

12'5" x 5'2" (3.8 x 1.6)

## FIRST FLOOR

### Landing

### Bedroom

12'1" x 9'10" (3.7 x 3)

### Bedroom

12'1" x 9'2" (3.7 x 2.8)

### Bathroom

7'10" x 5'6" (2.4 x 1.7)

### Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 8 Mbps, Superfast 80 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band A

£1701.00

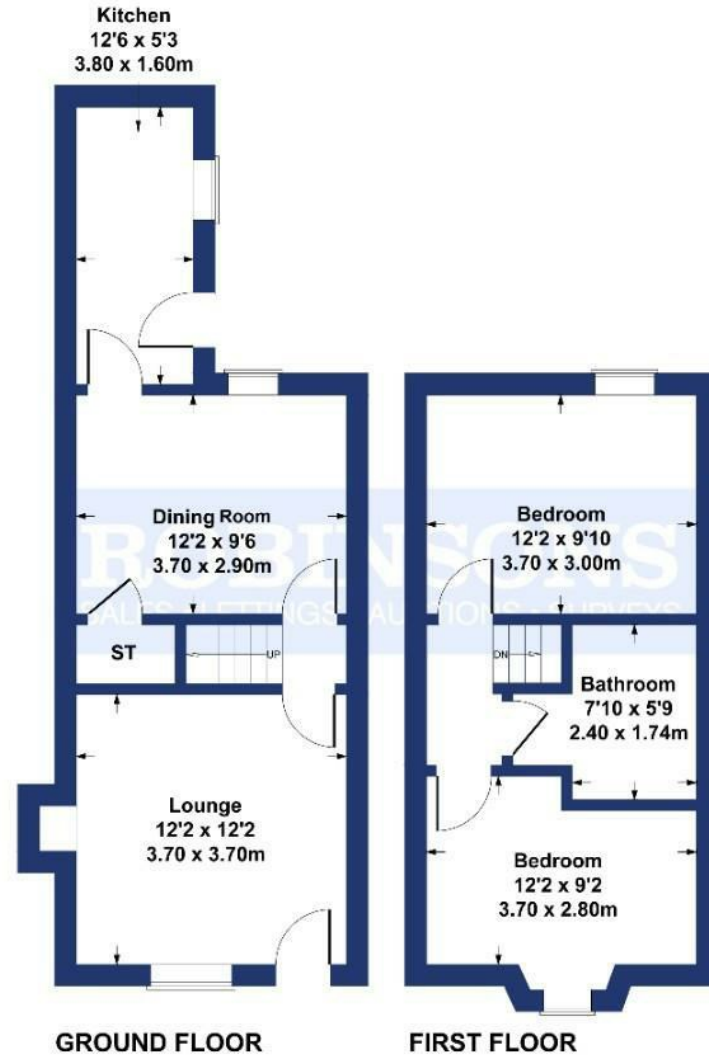
Energy Rating: C



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 & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

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Approximate Gross Internal Area  
689 sq ft - 64 sq m



## 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) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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