



13 SOUTH TERRACE  
Staindrop



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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# 13 SOUTH TERRACE

Staindrop, County Durham, DL2 3LB

A superbly presented and extended three bedroom detached family home with garage, garden and driveway situated in the highly sought after village of Staindrop.

## ACCOMMODATION

- \* Detached family home
- \* Extended ground floor accommodation
- \* Superbly presented
- \* Three bedrooms
- \* Beautifully presented garden, garage, driveway



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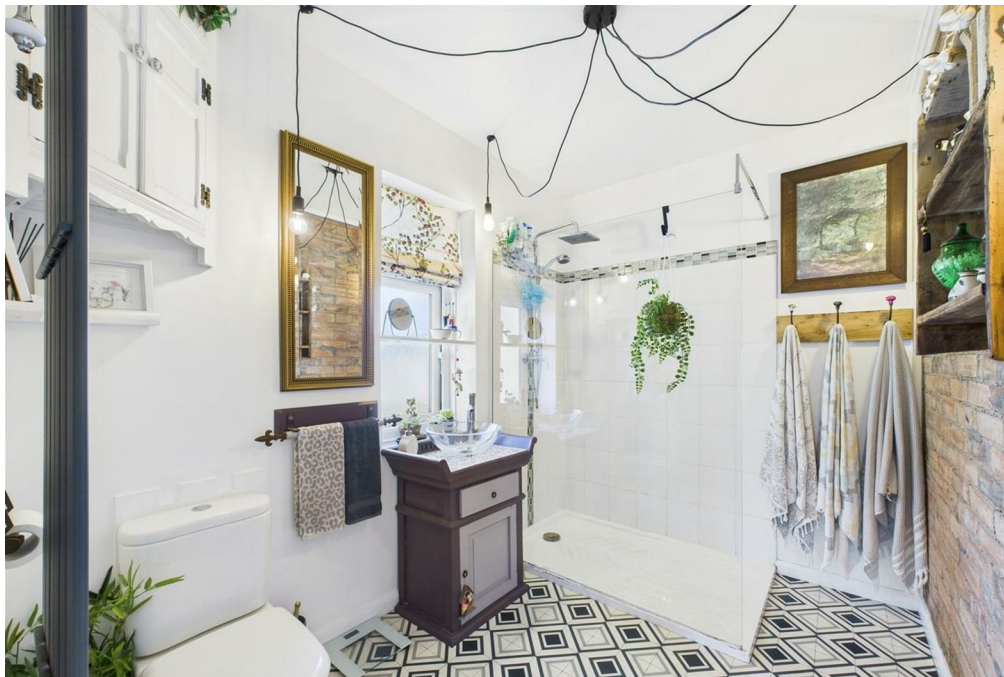
## Situation & Amenities

Barnard Castle 6 miles, Bishop Auckland 8 miles, Darlington 10 miles, Durham 20 miles (please note all distances are approximate). The property is located in the desirable village of Staindrop, a popular village ideally situated for easy access to local towns of Darlington, Bishop Auckland and Barnard Castle. The village of Staindrop benefits from both a primary and secondary school, post office, a number of shops and public house.

## Accommodation

The property briefly comprises entrance hall, cloakroom/wc, living room, sitting room, dining room, dining kitchen, three bedrooms and a house bathroom. Externally, there is a front garden and a beautifully presented rear garden with ample alfresco entertaining space.





## Ground Floor

With UPVC glazed entrance door to entrance hall with staircase to first floor, door to cloakroom/wc and further doors to living room and sitting room. The living boasts a double glazed bay window to front elevation and open grate fireplace. The sitting room is open to the dining kitchen and has a cast iron multi-fuel stove. The kitchen has a matching range of wall and base units incorporating rolled edge worksurfaces with sink unit, built-in electric hob and oven with extractor above. Space and plumbing for washing machine and space for fridge/freezer with partial laminate flooring and tiles and ample space for breakfast/dining table as well as having double glazed patio doors to rear garden. There is a set of sliding doors from the sitting room to the dining room with double glazed bay window to rear elevation.

## First Floor

The first floor landing has a window to side elevation, doors to all bedrooms and doors to house bathroom comprising a walk-in shower low level WC and contemporary wash hand basin.



## Externally

### Front Garden

With block paved seating area with mature hedging and shrubs.

### Rear Garden

With walled boundaries mainly laid to lawn with summerhouse and superb seating area for alfresco dining.

### Garage

With up and over door, power and light.

### Driveway

Providing off-street parking for one vehicle.

### Tenure

The property is believed to be offered freehold with vacant possession on completion.

### Local Authority and Council Tax

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded D.

### Particulars

Particulars written in April 2025.

Photographs taken in April 2025.

### Conditions of Sale – Anti-Money Laundering

Should a purchaser(s) have an offer accepted on a property marketed by GSC Grays they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £37.50 plus VAT (£45.00 inc VAT) per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

### Services and Other Information

Mains electricity, gas and drainage, and water are connected. Gas fired central heating.

## 13 South Terrace, Staindrop

Approximate Gross Internal Area  
1462 sq ft - 136 sq m

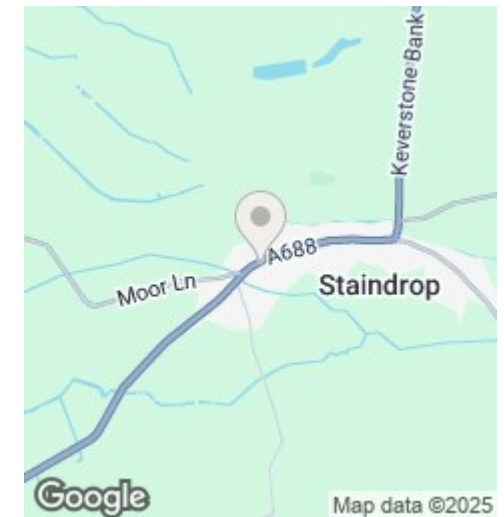


### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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		
	77	79
England & Wales		EU Directive 2002/91/EC



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- Please discuss with us any aspects that are important to you prior to travelling to the view the property.