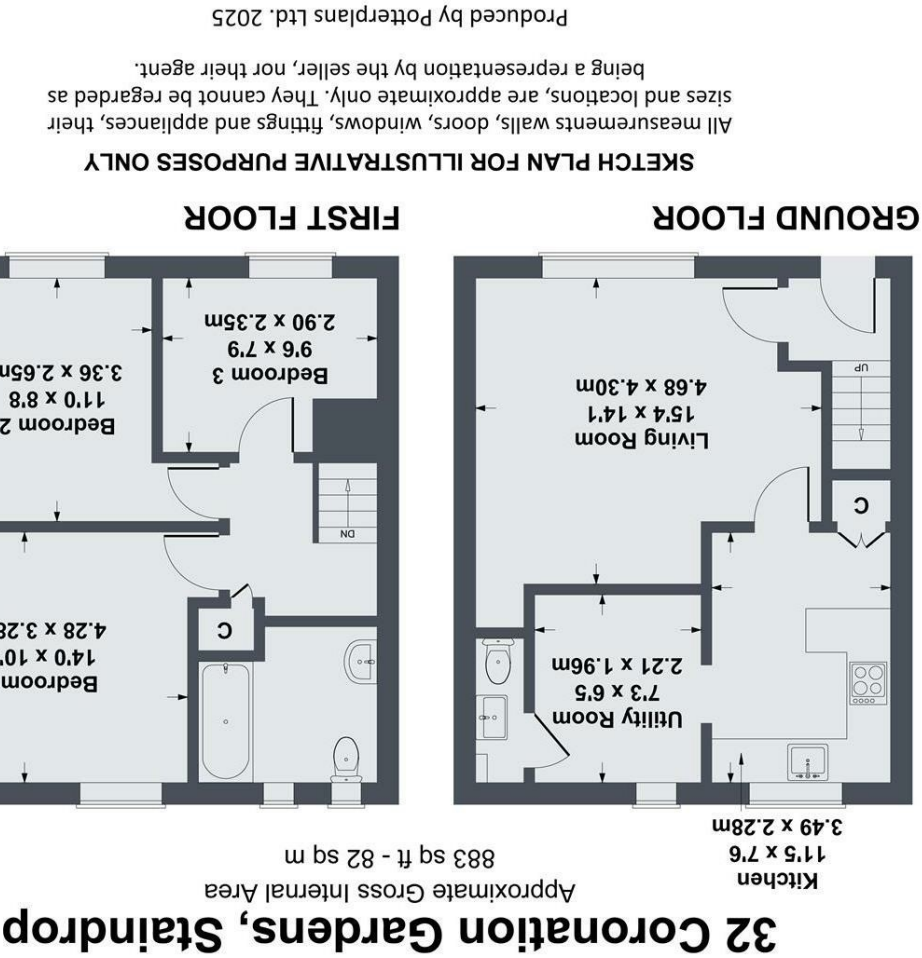


1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Disclaimer Notice



| Energy Efficiency Rating                    |               |   |
|---|---------------|---|
| England & Wales                             |               |   |
| EU Directive 2002/91/EC                     |               |   |
| <div>80</div>                               | <div>74</div> | Very energy efficient - lower running costs |
|   |               | A (92 plus)                                 |
|   |               | B (81-91)                                   |
|   |               | C (69-80)                                   |
|   |               | D (55-68)                                   |
|   |               | E (39-54)                                   |
|   |               | F (21-38)                                   |
|   |               | G (1-20)                                    |
| Not energy efficient - higher running costs |               |   |
| Potential                                   | Current       |   |



# 32 CORONATION GARDENS

Staindrop, County Durham DL2 3LA



GSC GRAYS

PROPERTY • ESTATES • LAND



# 32 CORONATION GARDENS

Staindrop, County Durham DL2 3LA

This newly refurbished three-bedroom mid-terraced family home offers a delightful blend of modern living and traditional appeal. Located on the picturesque and highly sought after village of Staindrop, this property is perfect for those seeking a tranquil yet vibrant community atmosphere. Available with no onward chain.

Barnard Castle 6 miles, Bishop Auckland 8 miles, Darlington 12 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.



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[GSCGRAYS.CO.UK](http://GSCGRAYS.CO.UK)



### The Property

This newly refurbished three-bedroom mid-terraced family home offers a delightful blend of modern living and traditional appeal. Located on the picturesque and highly sought after village of Staindrop, this property is perfect for those seeking a tranquil yet vibrant community atmosphere. Upon entering, you will be greeted by a spacious reception room that provides an inviting space for relaxation and family gatherings. The newly fitted kitchen is a standout feature, designed with contemporary aesthetics and functionality in mind. The property also boasts new double glazed windows throughout and new gas central heating system. The property boasts three well-proportioned bedrooms, providing ample space for a growing family or those wishing to accommodate guests. The bathroom has also been thoughtfully updated, ensuring comfort and convenience for all residents.

One of the key advantages of this home is that it comes with no onward chain, allowing for a smooth and hassle-free transition for prospective buyers. The sought-after village location enhances the appeal, offering a sense of community while still being within easy reach of local amenities and transport links.

This terraced house is not just a property; it is a place where memories can be made. Whether you are a first-time buyer or looking to settle down in a welcoming environment, this home is a wonderful opportunity not to be missed.

### Accommodation

#### Ground Floor

With new UPVC glazed entrance door to entrance hall, staircase to first floor and door to living room. The living room is a spacious room with double glazed window overlooking the front garden and door to kitchen. The newly fitted kitchen has a matching range of wall and base units incorporating rolled edge worksurfaces with sink unit, integrated appliances including electric hob, electric oven and dishwasher with understairs storage cupboard and open doorway through to utility room. The utility room has space and plumbing for washing machine, door to rear garden and door to ground floor cloakroom/wc.

#### First Floor

With three bedrooms to the first floor and a house bathroom comprising a panelled bath with shower over, vanity wash hand basin and low level WC.

#### Externally

Gated access provides entry to the front garden which is mainly laid to lawn with planted borders. There is a passage way which is shared with the neighbouring property for the purposes of bin access and provides gated access to the rear garden. The rear garden is enclosed mainly laid to lawn with timber built shed.

#### Tenure

The property is believed to be offered freehold with vacant possession on completion. To the rear of the first floor in the master bedroom there is believed to be a small flying freehold.

#### Local Authority and Council Tax

Durham County Council Tel: 03000 26 00 00.  
For Council Tax purposes the property is banded B.

#### Particulars

Particulars written in November 2025.  
Photographs taken in November 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.

