



West Terrace

Stanhope DL13 2PD

Chain Free £240,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

West Terrace

Stanhope DL13 2PD



- Three Bedroom Terrace
- EPC Grade C
- Multi Burning Stove

- Fully Renovated
- In an Area of Outstanding Natural Beauty
- High Standard Fittings

- Rear Garden & Views
- Two Reception Rooms
- Lovely Family Home

A stunning THREE BEDROOM TERRACED HOME which has been fully renovated to an exceptional standard and has a LANDSCAPED REAR GARDEN.

The property is arranged over two floors and offers generous living space with plenty of light and views to the rear over the neighbouring countryside.

All external walls have been insulated to bring the property up to the Current EPC rating of C, the internal walls and ceiling are also insulated.

The properties layout comprises of: entrance hallway, Lounge, dining room featuring a multi burning stove, fully fitted modern kitchen and utility, ground floor WC. To the first floor are three bedrooms along with a contemporary family bathroom.

Externally to the rear is a professionally landscaped garden having Marshalls quality paving to the patio area with lighting, electric points and outside tap.

Stanhope is a green and tranquil market town at the heart of the Durham Dales surrounded by moorland in the North Pennines Area of Outstanding Natural Beauty.

GROUND FLOOR

Entrance Hallway

Having composite front entrance door, central heating radiator and stairs rising to first floor.

Lounge

12'3" x 11'8" (3.741 x 3.562)

Having central heating radiator and uPVC double glazed window to front.

Dining Room

15'5" x 15'2" (4.717 x 4.627)

Having a original stone built fireplace housing a multi burning stove, central heating radiator and uPVC double glazed French doors to rear.

Kitchen

15'2" x 6'6" (4.636 x 1.999)

Fitted with a quality range of wall and base units having contrasting work surfaces over integrated Zanussi appliances to include, electric double eye level oven and separate gas hob having extractor Chimney over, integrated dishwasher, stainless steel sink unit with mixer tap, vertical radiator, spot lighting to ceiling and uPVC double glazed window.

Utility Room/WC

Fitted with a wc, and wash hand basin, plumbing for washing machine, wall mounted gas boiler and central heating radiator.

FIRST FLOOR

Landing

Bedroom One

14'6" x 10'1" (4.428 x 3.090)

Having central heating radiator and uPVC double glazed window.

Bedroom Two

11'11" x 9'0" (3.645 x 2.762)

Having central heating radiator and uPVC double glazed window.

Bedroom Three

11'9" x 6'8" (3.600 x 2.055)

Having central heating radiator and uPVC double glazed window.

Bathroom

Fitted with a white suite to include a free standing bath, wc, wash hand basin set to vanity unit, separate shower cubicle having mains rainfall shower over, spot lighting to ceiling and vertical radiator.

Externally

Externally to the rear is a professionally landscaped garden having Marshalls quality paving to the patio area with lighting, electric points and outside tap.

Energy Performance Certificate

To view the full Energy Performance Certificate please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0390-2398-8130-2392-3825>

EPC Grade C

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast Broadband available (Highest available download speed 80Mbps, Highest available upload speed 20 Mbps)

Mobile Signal/coverage: Likely with EE, O2 and Vodafone

Council Tax: Durham County Council, Band: C. Annual price: £2,088.88 (Maximum 2024)

Energy Performance Certificate Grade C

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Medium risk of surface water flooding, Very low risk of flooding from rivers and the sea

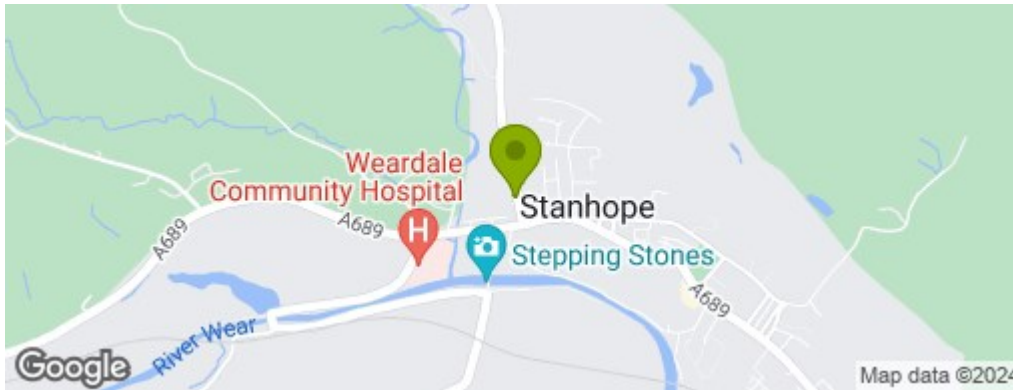
Conservation Area & Designated date: Stanhope, Designated 1972 and amended in 1989

Disclaimer

The preceding details have been sourced from the seller, OntheMarket.com and other third parties. 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. Venture Properties (Crook) Limited cannot accept liability for any information provided.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers should verify all details from the actual site and no guarantee as to their accuracy or efficiency can be given. Made with Ventura CS22



Property Information

Council Tax Band C - Durham County Council
Tenure - Freehold

01388 741174

5 South Street, Crook, DL15 8NE
crook@venturepropertiesuk.com