



VENTURE
PLATINUM

Paragon Street | Stanhope
£275,000



A delightful ready made FAMILY HOME located on Paragon Street in Stanhope, a RURAL VILLAGE within Weardale. END TERRACE having TWO RECEPTION ROOMS and ample living space.

Stanhope has a range of amenities, schooling and recreational facilities and is ideally placed for the commuter with good road links to Newcastle, Durham, Darlington and the A1(M).

This property has been thoughtfully designed, utilising every inch of space on offer with HIGH QUALITY FIXTURES AND FITTINGS throughout - a modern décor yet retaining some quirky features.

In brief comprising of entrance porch, inner hallway, lounge, dining room, breakfast kitchen, utility/WC and side entrance. Whilst to the first floor three bedrooms and family bathroom. Externally benefitting from an enclosed low maintenance garden, storage shed and off road parking sweeping around to the side. To the other side of the property is an archway allowing another off road parking space with a bin storage area to the rear and gated access to the enclosed garden.

Please call us today to arrange a viewing, this property won't be around for long and is defiantly not to be missed.

Ground Floor

Entrance Porch

Accessed via a UPVC entrance door with decorative tiled flooring a door leads into the inner hallway.

Inner Hallway

Stairs rise to the first floor, central heating radiator and feature corbel archway.

Lounge 4.216 x 3.902 (13'9" x 12'9")

A welcoming and spacious lounge area, again having a focal point to the room being multi fuel stove set on a granite hearth with decorative wood effect mantle over. UPVC window and central heating radiator.

Dining Room 4.775 x 3.095 (15'7" x 10'1")

A lovely dining room with UPVC patio doors leading to the rear garden allowing the outside in. This room is used as a secondary sitting room by the current vendors but could be utilised however required. Central heating radiator, obscured UPVC window, access to an under stair storage cupboard and double opening doors lead into the lounge.

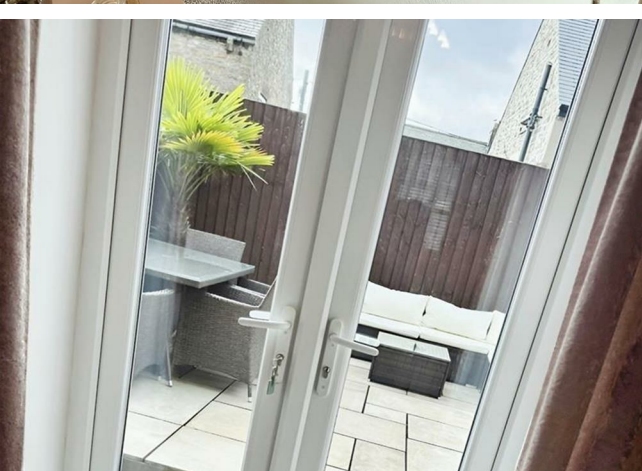
Breakfast Kitchen 4.276 x 4.637 plus 2.968 x 2.992 inc side entrance (14'0" x 15'2" plus 9'8" x 9'9" inc side entrance)

A bright, spacious and airy room lightened by three UPVC windows, fitted with an extensive range of solid oak base and wall mounted storage units with black laminate work surfaces over and upstand. A perfect addition and focal point to the room is a brick inglenook with space for a Noir range style cooker and solid beam over with alcove storage units to either hand.

Black one and half bowl sink unit with spray mixer tap, integrated dishwasher, fridge, freezer and space for a washing machine. Two central heating radiators, ceiling spot lights and access to a loft storage area. Three steps down lead to the remainder of the kitchen area with access to the utility/WC.

There is ample space for a family size dining table in this room.





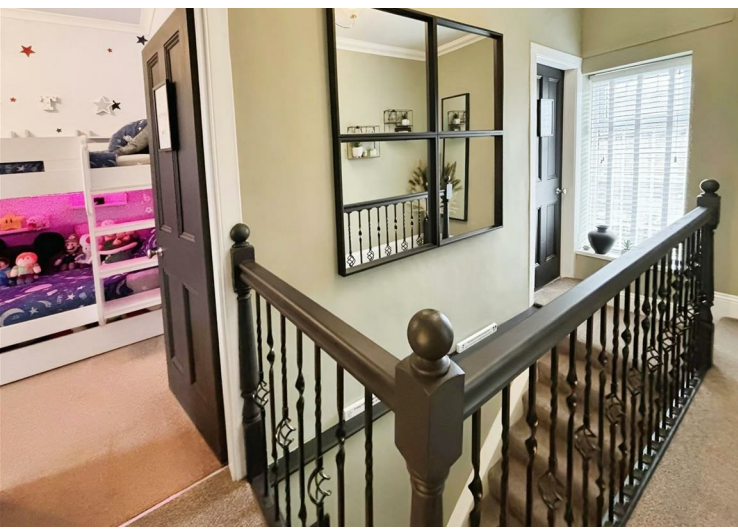
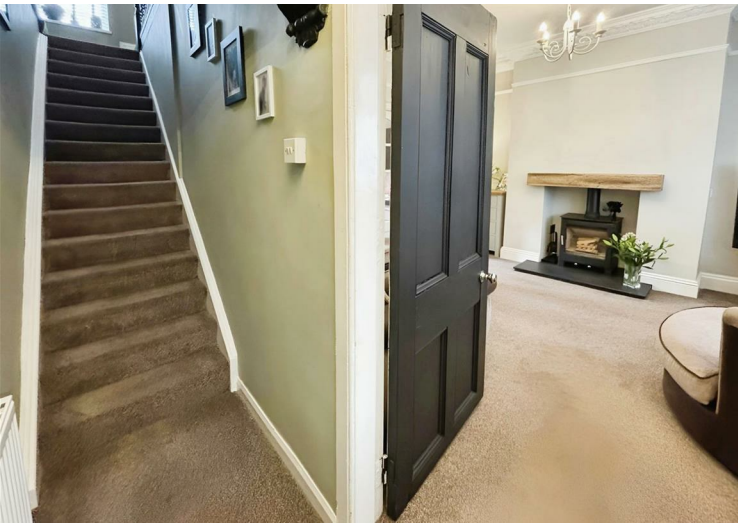
Utility/WC 1.659 x 2.343 (5'5" x 7'8")

A recently refitted utility and WC having a range of grey high gloss base units. Fitted WC and wash hand basin plus space for a tumble dryer. Useful larder unit to allow extra storage space. Extraction fan, UPVC window and ceiling spot lights.

Side Entrance

Accessed via UPVC entrance door, central heating radiator and useful space saving cloaks hanging space.





First Floor

Landing

Stairs rise from the inner hallway and provide access to the first floor living accommodation, the loft and a useful storage cupboard housing the gas central heating boiler. Full length UPVC window.

Bedroom One 3.778 x 4.197 max (12'4" x 13'9" max)

Located the rear elevation of the property having a UPVC window, decorative ceiling rose, central heating radiator and access to a fitted wardrobe.

Bedroom Two 3.908 x 2.503 (12'9" x 8'2")

Located to the front elevation of the property having UPVC window and central heating radiator.



Bedroom Three 3.301 x 2.511 (10'9" x 8'2")

Located to the rear elevation of the property having UPVC window and central heating radiator. This room has been recently replastered to mirror the finish of the rest of the property.

Bathroom

Fitted with a four piece bathroom suite comprising free standing bath with central taps for added comfort, double walk in shower with electric shower over, WC and wash hand basin. Chrome heated towel rail and obscured UPVC window.

Exterior

To the rear of the property is a spacious enclosed garden - low maintenance laid with artificial grass and smooth sandstone patio seating area, to the side is off road parking via double opening gates and hard standing for a shed with power and a cold water tap. To the opposite side an archway leads to a bin storage area at the rear and gated access into the garden. This could be used as off road parking for a small vehicle if needed.



Agents Note

Please note that two of the neighbouring properties have a pedestrian right of access through the archway.

Agents Note

Please note the vendors of this property are friends with a member of staff at Venture Properties Crook.

Energy Performance Certificate

To view the full energy performance certificate for this property please use the link below:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0363-3034-9202-5534-6204>

EPC Grade D





27 Paragon Street | Stanhope



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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.