



VENTURE  
PLATINUM



Union Lane | Stanhope  
£290,000







A unique THREE BEDROOM STONE BUILT END TERRACED COUNTRY HOME. The current owner has refurbished the CHARMING cottage including the addition of a garden room, new Kitchen and Bathroom and landscaped the rear garden creating a lovely entertaining or relaxing space.

Set back behind the local high street just a short stroll away the home briefly comprises of: Living room, Useful Utility Room, Kitchen/Breakfast Room and Lovely Garden Room to the rear. To the first floor a spacious landing connects Three Bedrooms and a Bathroom.

Externally to the front is a graveled driveway providing off road parking along with garden area, whilst to the rear is an enclosed low maintenance landscaped garden having decking.

#### GROUND FLOOR

**Lounge** 4.746 x 4.576 (15'6" x 15'0")

Having a lovely feature inglenook fireplace housing inset gas stove with oak beam above, central heating radiator and uPVC double glazed window to front.

**Utility Room** 4.207 x 2.805 (13'9" x 9'2")

Fitted with a range of wall and base units having work surfaces over stainless-steel sink unit with mixer tap, plumbing for washing machine, wall mounted gas boiler, tiled splash backs and laminate wood flooring.

**Kitchen/Breakfast Room** 5.076 x 4.276 (16'7" x 14'0")

Fully fitted kitchen with a range of quality wall and base units having solid wood worktops over, integrated appliances to include dishwasher, fridge, space for range oven with extractor chimney above, central island with storage and seating, wall mounted electric fire, spot lighting to ceiling, laminate wood flooring and open stairs rising to first floor.

**Garden Room** 4.207 x 2.805 (13'9" x 9'2")

To the rear of the property with exposed stone feature wall, laminate wood flooring, spot lighting and patio doors leading out into the garden.







## FIRST FLOOR

### Landing

Having built in shelving, uPVC double glazed window to front and spindle staircase.

### Bedroom One 3.957 x 2.886 (12'11" x 9'5")

With fitted wardrobes, central heating radiator and uPVC double glazed window to rear.

### Bedroom Two 3.321 x 3.289 (10'10" x 10'9")

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

### Bedroom Three 3.771 x 1.787 (12'4" x 5'10")

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

### Bathroom/WC

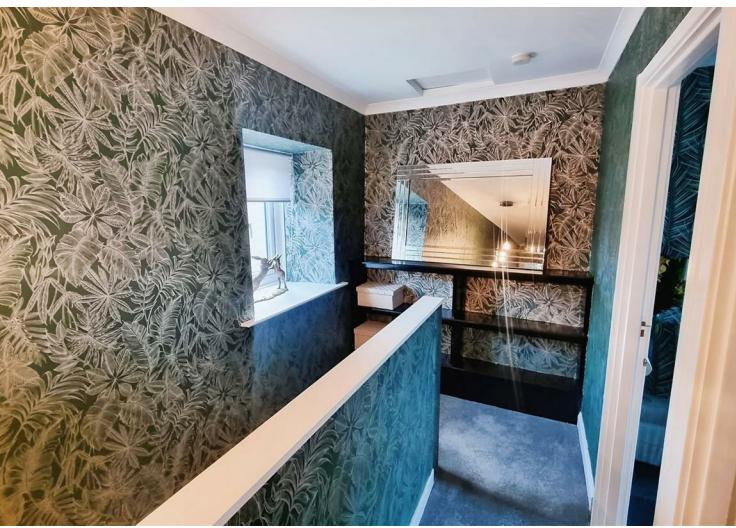
Fitted with a lovely white suite comprising of a P shaped bath with mains shower and screen over, oval sink unit set to vanity unit, wc and chrome heated towel rail.

### Externally

Externally to the front is a graveled driveway providing off road parking along with garden area, whilst to the rear is an enclosed low maintenance landscaped garden having decking.







#### Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/2428-0099-7226-7700-5250>

EPC Grade D

#### Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast Available Highest available download speed 80 Mbps Highest available upload speed 20 Mbps

Mobile Signal/coverage: Likely to be good

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

Energy Performance Certificate Grade D

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: Low risk of surface water flooding. Very low risk of flooding from rivers and the sea

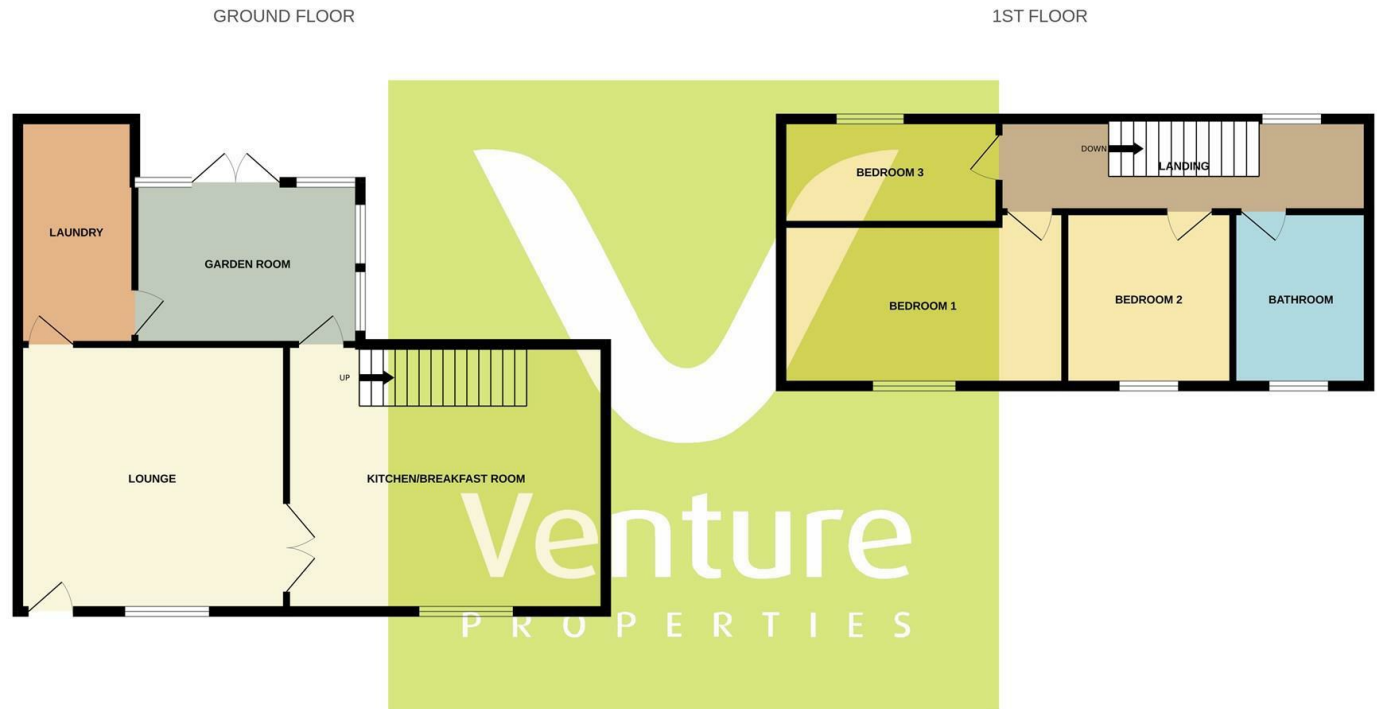
Conservation Area: Yes. Stanhope Designated 1972 and amended 1989

#### Disclaimer

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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.

5 South Street, Crook, DL15 8NE

01388 741174  
[www.venturepropertiesuk.com](http://www.venturepropertiesuk.com)