



VENTURE  
PLATINUM



Staindrop Road | West Auckland  
Offers Over £250,000





A lovely characterful and beautiful three bedroom home which has a large rear garden and a double garage, with ample potential to extend subject to the necessary consents located in the popular Town of West Auckland. West Auckland is located between the River Gaunless and the Oakley Beck at the meeting point of the north-south A68 and the east-west A688, ideally placed for a commuter. Approximately 15 miles south west from the City of Durham and 3 miles to the south west of Bishop Auckland.

West Auckland has Roman and medieval origins and a rich agricultural and industrial history. However today its interest lies predominantly in its historic village green and encircling traditional properties, together with its Victorian linear approaches to this historic centre. The buildings around the village green present an almost continuous unbroken frontage with a mixture of 19th and early 20th century terraced properties, providing a sense of enclosure.

Staindrop Road, formally a sweet shop has an array of traditional features and has been maintained by the current vendor the property in brief comprises of; lounge, dining room, inner hallway, family kitchen and a extra room to the rear which could double up as a third bedroom or a lovely garden room. To the first floor are two double bedrooms and a family bathroom. Externally the property has substantial gardens, detached double garage with huge potential to extend.

Call to arrange your viewing today!!!!

## GROUND FLOOR

### Entrance lobby

Access via a timber door, wall panelling to half height and feature alcove shelving and a door leading into the dining room.

### Dining Room 6.10m x 4.17m (20'00 x 13'08)

With two traditional radiators and walk in bay window to front, this room opens up into the inner hallway.

### Lounge 4.65m x 3.28m (15'03 x 10'09)

With a feature fireplace housing multi burning stove, TV satellite point, traditional radiator, double glazed sash window to front having built in window seat and storage underneath.

### Inner Hallway

Having attractive stone flagged flooring, sash double glazed window to rear, traditional radiator, an ideal space to create an office area.

### Utility Room

To the rear of the property housing plumbing for washing machine and leads out to the rear garden.

### Ground Floor WC

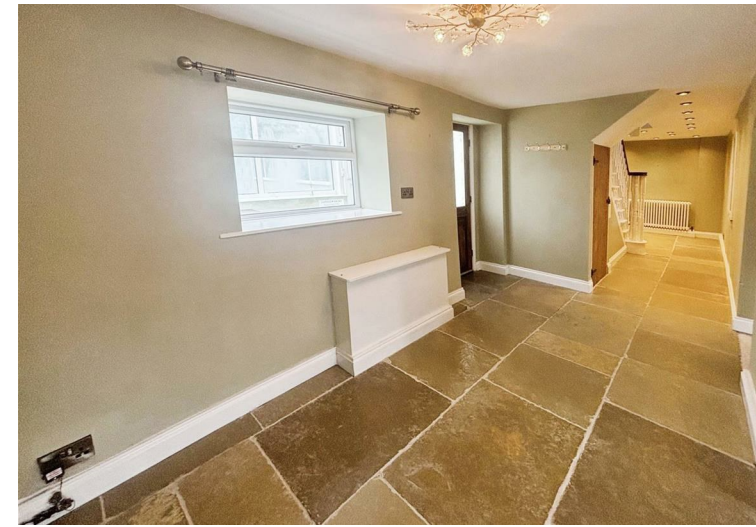
Having a wash hand basin and white WC.

### Hallway

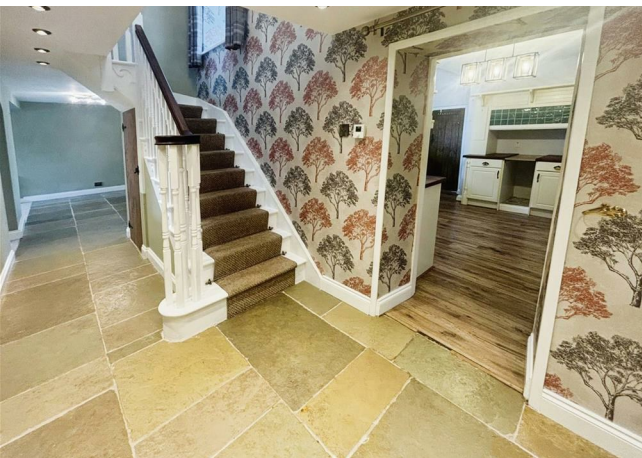
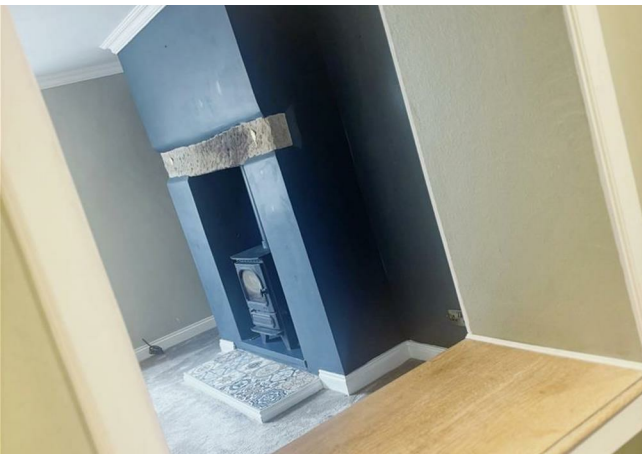
Having a lovely traditional staircase leading to the first floor complete with brass stair rods, under stairs storage cupboard and central heating radiator.

### Kitchen 4.06m x 3.89m (13'04 x 12'09)

The kitchen is fitted with a range of traditional units having wood worktops over, space for electric oven, Belfast sink unit with mixer tap over, display cabinets, tiled splash backs, fitted dishwasher and space for fridge freezer, laminate wood flooring and double glazed window to side.







Reception Room/Bedroom Three 5.79m x 3.63m (19'00 x 11'11)

A large versatile room to the rear of the property having two windows and a UPVC double glazed stable door to the garden. Central heating radiator.

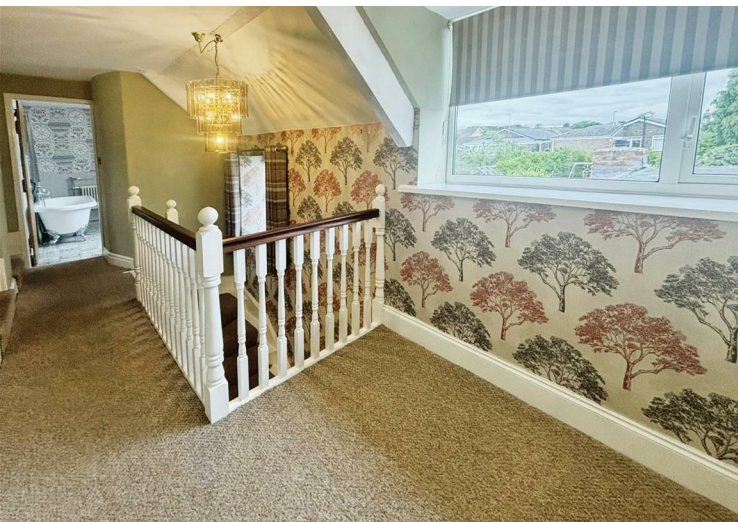
#### FIRST FLOOR

##### Landing

Stunning galleried landing area with office looking onto the rear gardens.







**Bedroom One 4.57m x 4.22m (15'00 x 13'10)**

With wooden flooring, traditional radiator, double glazed sash window to front and feature black cast iron fireplace.

**Bedroom Two 4.22m x 3.89m (13'10 x 12'09)**

Having a built in storage cupboard, traditional radiator and double glazed sash window to front.

**Bathroom**

A beautifully fitted bathroom suite having a free standing traditional bath with hand held shower mixer tap over, wash hand basin, wc, corner shower unit having mains rainfall shower over, attractive tiled flooring, waist height wood panelling to part walls.

Additionally in this room is a secret staircase giving access to a large loft area housing the gas central heating boiler.





### Externally

Externally to the rear is a large garden accessed via a long driveway going underneath the archway leading to a detached double garage. The garden includes a stone terrace area ideal for summer evenings and outside dining, there are established fruit trees, gardens laid to lawn all set in the privacy of a secure south westerly garden.

### Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/7439-9424-2000-0281-5206>

EPC Grade C

### Agents Note

Please note that there is a right of access over the alley way to the side of the property and over the tarmac driveway. This is owned by the neighbouring property. We have a copy of the title plan which we are able to show any potential purchasers to clarify the boundary.

### Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

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

Mobile Signal/coverage: Limited, we recommend you speak with your provider to confirm service

Council Tax: Durham County Council, Band: B. Annual price: £1,833.56 (Maximum 2024)

This property has been vacant for a number of months, additional council tax charges may be payable upon completion.

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: Low risk of flooding from rivers and the sea, Medium risk of surface water flooding

Conservation Area & Designated date (If applicable): Potentially West Auckland designated in 1975.



### Disclaimer

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# 18 Staindrop Road | West Auckland



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.

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