



VENTURE
PLATINUM

Allerton Court | Stanhope
£350,000



Nestled in the charming locale of Allerton Court, Stanhope, Weardale, this delightful semi-detached house offers a perfect blend of comfort and modern living. Built in 2000, the property spans an impressive 1,389 square feet and boasts a well-presented interior that is sure to impress. The current owners have significantly improved the property.

The home features two inviting reception rooms, providing ample space for relaxation and entertaining. With three double-sized bedrooms, including a master suite with an en suite bathroom, this property is ideal for families or those seeking extra space. In addition to the en suite, there is a well-appointed family bathroom, ensuring convenience for all residents.

One of the standout features of this property is its location within a private development, offering a sense of community and tranquillity. The rear of the house presents stunning views, enhancing the overall appeal of the home. The outdoor space is equally impressive, with a rear garden complemented by two decking areas, perfect for enjoying the fresh air or hosting gatherings.

Parking is a breeze with space for two vehicles, adding to the practicality of this lovely home. Whether you are looking for a peaceful retreat or a family-friendly environment, this three-bedroom country property in Stanhope is a wonderful opportunity not to be missed.

Ground Floor

Entrance Porch

Composite front entrance door, timber double glazed sash window, Rib matting laid, timber and stained glass glazed door through to

Lounge 6.15m x 4.93m (20'2" x 16'2")

With feature Inglenook fireplace, timber mantle, multi-fuel burning stove, timber double glazed sash window, tv point, two double central heating radiators, wood effect LVT flooring, cornice to ceiling, timber door to understair cupboard, stained timber open plan spindle staircase to the first floor, double timber and glazed doors through to

Dining Room 5.54m x 3.28m (18'02" x 10'09")

Timber double glazed sash windows to front and side elevation, two double central heating radiators, cornice to ceiling, wall light points

Kitchen 5.51m x 2.74m (18'01" x 9'0")

Extensively fitted with a range of cream shaker style wall and base units with lighting underneath, granite work surfaces over, inset composite one and a half bowl sink unit, mixer tap over, timber double glazed sash window, integral appliances including electric range cooker, and extractor hood over, glass fronted display cupboards, plate and wine rack, tiled floor, spot lighting, UPVC double glazed stable style door, electric radiator

First Floor

Landing

Spindle balustrade, timber double glazed sash window, tongue and groove panelled ceiling, central heating radiator, stable style UPVC double glazed rear door. The loft hatch is located here and the seller has advised there is a pull down ladder to access, it is partially boarded and has lighting and power.





Bedroom One 5.51m x 3.28m (18'01" x 10'09")

Timber double glazed sash windows to front and side elevation, double central heating radiator, tongue and groove panelled ceiling.

En Suite/WC

Newly flitted with double shower cubicle having mains shower, wc, vanity wash hand basin, tiled splash backs, tiled floor, central heated towel radiator, tongue and groove panelled ceiling and spot lighting





Bedroom Two 5.05m x 3.84m (16'07" x 12'07")

Timber double glazed sash window, double central heating radiator, tongue and groove panelled ceiling, over stair cupboard housing oil boiler

Bedroom Three 3.20m x 2.69m (10'06" x 8'10")

Timber double glazed sash window, central heating radiator. This is currently used as a home office/craft room

Bathroom/WC

With a white, modern suite including panelled bath, wash hand basin, wc, newly fitted shower cubicle and electric shower, tiled, opaque double glazed window, spot lighting



Externally

Immediately to the rear of the property there is a newly fitted decking area with a seating, lovely lawned garden with oil storage tank, large decked patio area to the side with spindle balustrade and open views over field and countryside.

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast - Highest available download speed 70 Mbps, Highest available upload speed 18 Mbps

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

Council Tax: Durham County Council, Band: C Annual price: £2,193.61 (Maximum 2025)

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: Very low chance of surface water flooding. Very low chance of flooding from the river and the sea

Conservation Area: Stanhope Designated 1972 and Amended 1989



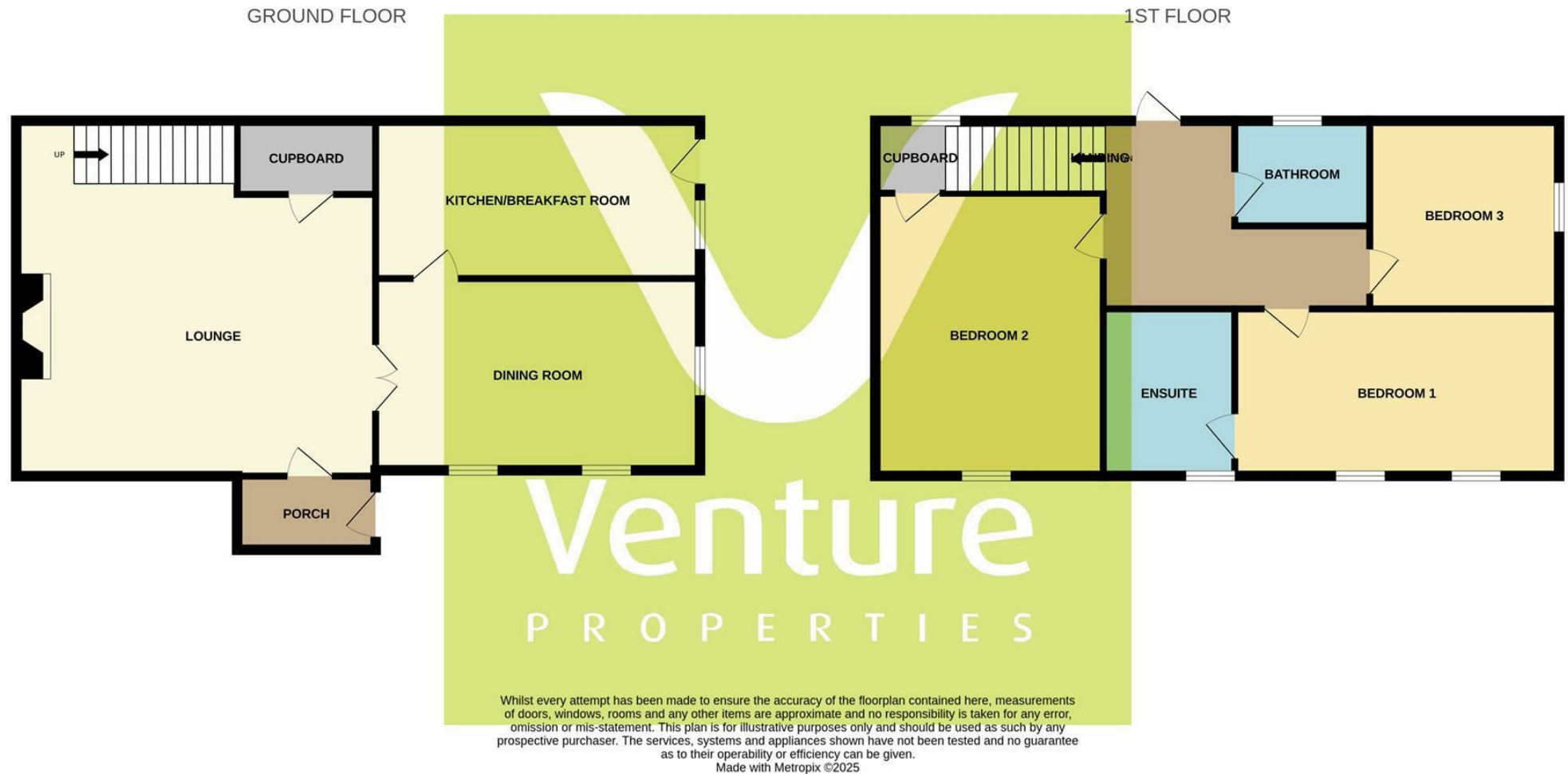
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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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