



**Paragon Street**

Stanhope DL13 2NN

**Chain Free £185,000**





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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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# Paragon Street

## Stanhope DL13 2NN



- Three Bedroom Semi Detached Property
- Ideal Family Home
- CHAIN FREE

- Good Size Rear Garden
- Modern Kitchen/Diner
- Perfect Family Home

- EPC Grade C
- Close To Local Primary School
- Gardens To Front And Rear

Wow - New to the market a very rare opportunity to purchase a three bedroom semi detached family home situated in the heart of Stanhope.

Stanhope is a bustling Village with an exceptional range of amenities including convenience store, butchers, cafe, bakery and many more. Countryside living with the added advantage of being easily accessible for the commuter with good road links to Durham, Darlington and Newcastle.

The property in brief comprises of a low maintenance enclosed garden to the front and spacious rear garden whilst inside boasts a beautiful dining kitchen, lounge with ample ground floor storage and to the first floor three good sized bedrooms and family bathroom. This really is an opportunity not to be missed.

### Ground Floor

#### Entrance

Access into entrance vestibule having central heating radiator and door leading into the inner hallway.

#### Inner hallway

Stairs rise to the first floor, central heating radiator, understair storage and access to a useful storage cupboard having cloaks hanging space and ample additional storage.

#### Lounge

14'2" x 11'7" (4.336 x 3.542)

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

#### Dining Kitchen

27'3" x 12'10" (8.316 x 3.926)

A beautiful recently refitted kitchen with a range of base and wall mounted storage units either laminate work surfaces over. Integrated electric oven with gas hob and extraction fan over, dishwasher, full length refrigerator and freezer with additional space for a tumble dryer and washer machine. Space saving drawer units and pantry cupboards to make use of every area. Black one and half bow sink units, two UPVC windows and floor to ceiling central heating radiator. A door leads to the side of the property. The dining area has ample space for a family dining table with UPVC patio doors leading to the decked seating area and the rear garden. Central heating radiator.

### First Floor

#### Landing

Stairs rise from the inner hallway and provide access to the first floor living accommodation and lightened by a UPVC window.

#### Bedroom One

12'3" x 10'10" (3.755 x 3.314)

Located to the front elevation of the property having UPVC window and central heating radiator. Access to a useful storage wardrobe.

#### Bedroom Two

10'9" x 12'0" (3.282 x 3.678)

Located to the rear elevation of the property having UPVC window, central heating radiator and access to a storage cupboard.

#### Bedroom Three

7'7" x 9'2" (2.323 x 2.803)

Also located to the front elevation of the property having UPVC window and central heating radiator. There is also an over-stair double fitted wardrobe providing additional storage space.

#### Bathroom/WC

Fitted with a three piece suite comprising bath, WC and wash hand basin set into a built in vanity storage cabinet, chrome heated towel rail, two obscured UPVC windows, tiled flooring and access to a useful linen storage cupboard which also houses the gas central heating boiler.

#### Exterior

To the front of the property a wrought iron gate with a pathway leading to the front door and area of gravel for easy low maintenance.

The pathway also leads down the side of the property with access to two useful outdoor storage areas and on to the rear garden.

The rear garden is mainly laid to lawn with an area of hard standing and a decked seating area bounded by hedgerows and fencing.

#### Agents Note

Please note at the foot of the garden there is an area which has to be accessible for the water board. More information in this regard can be obtained from your solicitor.

#### Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water Mains

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

Mobile Signal/coverage: We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: A Annual price: £1,645.21 (Maximum 2025)

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

#### Disclaimer

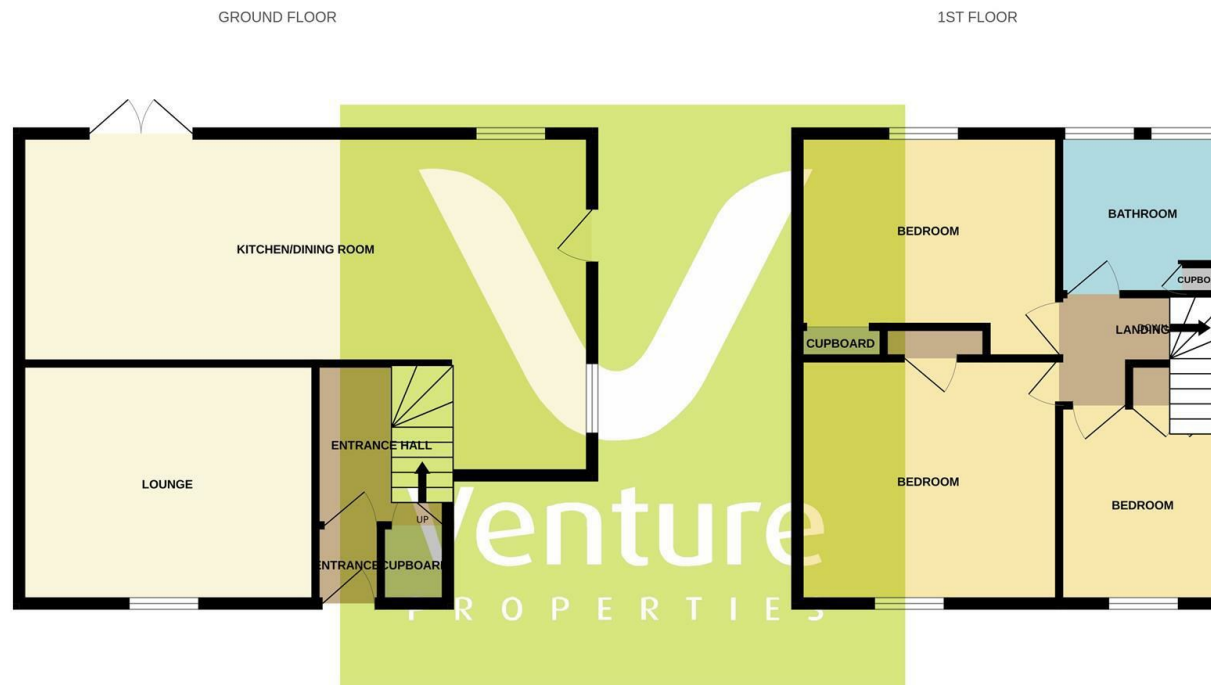
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#### Energy Performance Certificate

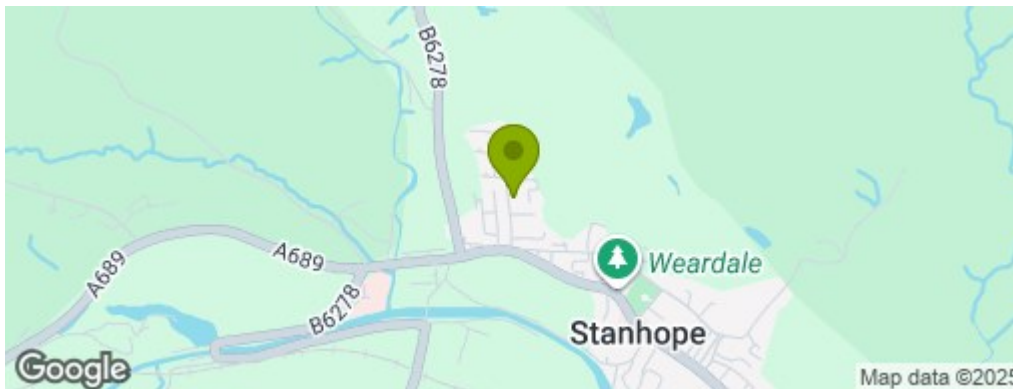
To view the energy performance certificate for this property please use the link below:

<https://find-energy-certificate.service.gov.uk/energy-certificate/8288-7025-1780-1553-9996>

EPC Grade C



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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## Property Information

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