

High Road, Stanley, DL15 9SN  
2 Bed - House - Semi-Detached  
£120,000

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Robinsons are delighted to present to the sales market this beautifully maintained two-bedroom semi-detached home, complete with off-road parking and a generous, enclosed rear garden. The property has undergone a programme of refurbishment and modernisation in recent years and has been finished with contemporary fixtures and fittings throughout, making it an ideal purchase for a variety of buyers, including first-time buyers. Additional benefits include gas central heating and UPVC double-glazed windows throughout.

The accommodation comprises an entrance porch leading into a welcoming lounge, which features useful understairs storage. An inner hallway provides access to the cloakroom/WC, while the re-fitted kitchen boasts a range of stylish wall, base, and drawer units with integrated appliances, including a hob, oven, and fridge/freezer. French doors open from the kitchen directly onto the rear garden, creating a bright and airy indoor-outdoor flow.

To the first floor, there are two well-proportioned bedrooms and a family bathroom fitted with a modern three-piece suite, including a mains shower with screen.

Externally, the property benefits from a driveway to the front and a low-maintenance rear garden, designed for ease of upkeep with artificial grass, composite decking, and a paved patio, along with additional storage to the side of the house.

Situated in the village of Stanley Crook, the property enjoys convenient access to local bus routes and nearby amenities in Billy Row and Crook, both of which provide a wide range of shops, schools, and healthcare facilities. Stanley Crook itself also boasts a well-regarded primary school.

Early viewing is strongly recommended. Contact Robinsons today for further details or to arrange your appointment.

#### Agent Notes

Council Tax: Durham County Council, Band A - Approx. £1,701 p.a

Tenure: Freehold

Estate Management Charge – NA

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – Covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – yes

Probate – NA

Rights & Easements – None known

Flood risk – Refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – Refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – NA

Planning Permission – Nothing in the local area to affect this property that we are aware of.

Accessibility/Adaptations – NA

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



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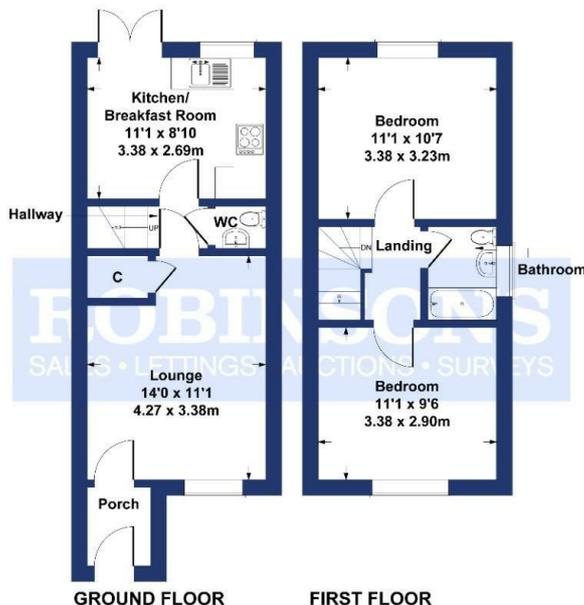
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## High Road ,Stanley Crook

Approximate Gross Internal Area  
606 sq ft - 56 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

England & Wales

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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