

High Street, Stanhope, DL13 2UP  
3 Bed - Bungalow - Detached  
£325,000

**ROBINSONS**  
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\* NO FORWARD CHAIN \* NEW ROOF IN 2024 \* DRIVEWAY AND GARAGE \* LARGE GARDENS \*

Robinsons are excited to offer to the sales market, with the benefit of NO FORWARD CHAIN, this spacious three/four bedroom detached bungalow. The property sits on an elevated position with truly fantastic views and is surrounded by gardens with driveway and garage.

The bungalow is well presented throughout and has been improved in recent years, including a new roof fitted in 2024, and in recent years a new kitchen and some UPVC double glazed windows. The property is warmed by oil central heating and an open fire in the lounge.

The internal accommodation comprises; entrance porch, inner hallway with storage cupboard. The lounge is situated at the rear and enjoys far-reaching countryside views over Stanhope and surrounding countryside, French doors give access to a raised patio area. Re-fitted kitchen with a range of wall, base and drawer units with space for appliances. Dining room which could be used as a fourth bedroom if needed.

Additionally there are three spacious bedrooms and a bathroom with three piece suite.

Outside the bungalow is surrounded by gardens which are mainly laid to lawn and enjoy a pleasant outlook over Stanhope and the Weardale hills. There is a driveway to the front which gives access to the single garage.

The bungalow is conveniently located on High Street, Stanhope which is just a short walk away from Stanhopes amenities, which include a tea room, butchers, fruit and veg shop and a range of other local businesses. Stanhope has a range of cafes and public houses and is surrounded by an abundance of countryside views and walking routes.

We highly recommend an internal viewing, please contact Robinsons to arrange yours.

#### Agent notes

Council Tax: Durham County Council, Band D £2551.00

Tenure: Freehold

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 (not metered)

Sewerage – Mains

Heating – Oil

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 – no

Probate – being applied for NA

Rights & Easements – None known, check with seller

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 – check with seller

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

Accessibility/Adaptations – any alterations or conversions etc.

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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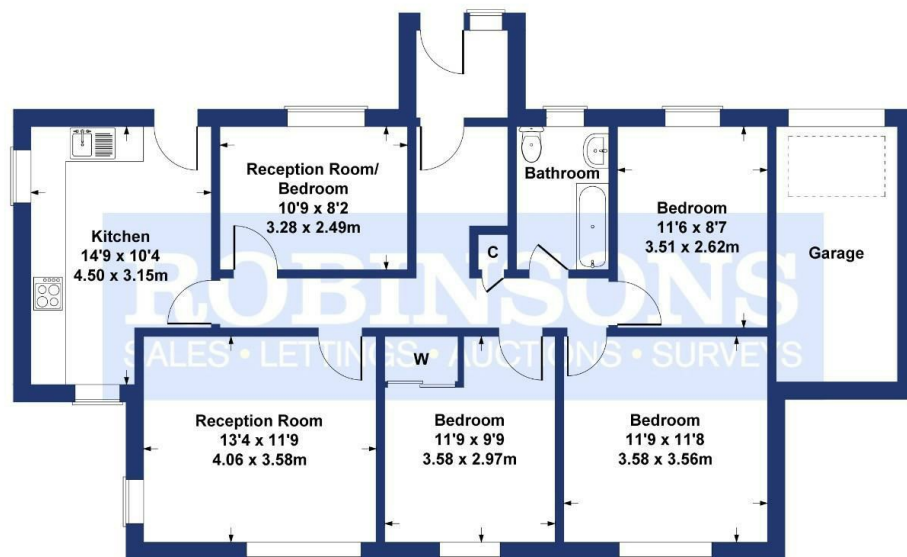
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## High Street Stanhope

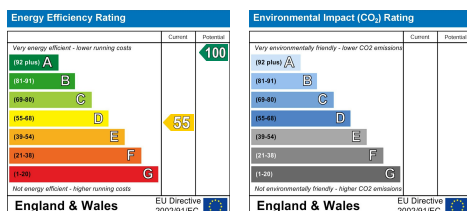
Approximate Gross Internal Area  
973 sq ft - 90 sq m  
(Excluding Garage)



### 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



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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.

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