Martin Street

Stanhope DL13 2UY

Offers Over £135,000

Venture
PROPERTIES

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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Martin Street

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x 3 x 1 x 2

- Three Bedroom
- EPC Grade D
- Village Location
- CHAIN FREE
- Two Reception Rooms
- Call To View Today !!!
- Cellar
- Spacious Family Home
- End Terrace

CHAIN FREE! Located in this always popular area, handily located within walking distance to the town centre, local facilities and amenities, a two reception, three bedroom end terrace property, requiring some updating, making it ideal as a renovation or investment project.
Brief accommodation comprises of: Entrance Hallway, Lounge and separate dining room, kitchen and cellar. To the first floor are three good sized bedrooms and a bathroom. Whilst a further staircase leads to a converted attic space.
Externally to the rear is an small enclosed yard.

GROUND FLOOR

Hallway
With stairs to first floor and central heating radiator and stairs rising to first floor.

Cellar
12'4" x 6'1" (3.779 x 1.857)
With steps leading down and wooden windows.

Lounge
13'11" x 12'10" (4.259 x 3.921)
Having central heating radiator and uPVC double glazed window to front.

Dining Room
13'8" x 5'0" (4.182 x 1.526)
With inglenook style fireplace, central heating radiator and uPVC double glazed window.

Kitchen
20'2" x 6'0" (6.162 x 1.834)
Fitted with a range of wall and base units contrasting work surfaces over, integrated electric oven and hob, stainless steel sink unit, plumbing for washing machine and rear entrance door.

FIRST FLOOR

Landing

Bedroom One
13'11" x 13'10" (4.256 x 4.238)
Having storage cupboard housing the gas boiler, central heating radiator and uPVC double glazed window.

Bedroom Two
12'8" x 12'5" (3.874 x 3.789)
With central heating radiator and uPVC double glazed window.

Bedroom Three
9'10" x 7'11" (3.016 x 2.423)
With central heating radiator and uPVC double glazed window.

Loft Room
20'1" x 17'9" (6.137 x 5.418)

Bathroom/WC
Fitted with a white bath, wc, wash hand basin and central heating radiator.

Externally
Externally to the rear is an small enclosed yard.

Energy Performance Certificate
To View the Energy Performance Certificate for this property, please use the following link:

https://find-energy-certificate.service.gov.uk/energy-certificate/0046-2872-6146-9506-1085

EPC Grade D

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: Likely with EE and O2
Council Tax: Durham County Council, Band: B Annual price: £1,919.40 (Maximum 2025)
This property has been vacant for a number of months, additional council tax charges may be payable upon completion.
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 risk of surface water flooding, very low risk of flooding from rivers and the sea
Conservation Area: Stanhope, Designated 1972, Amended 1989

Disclaimer
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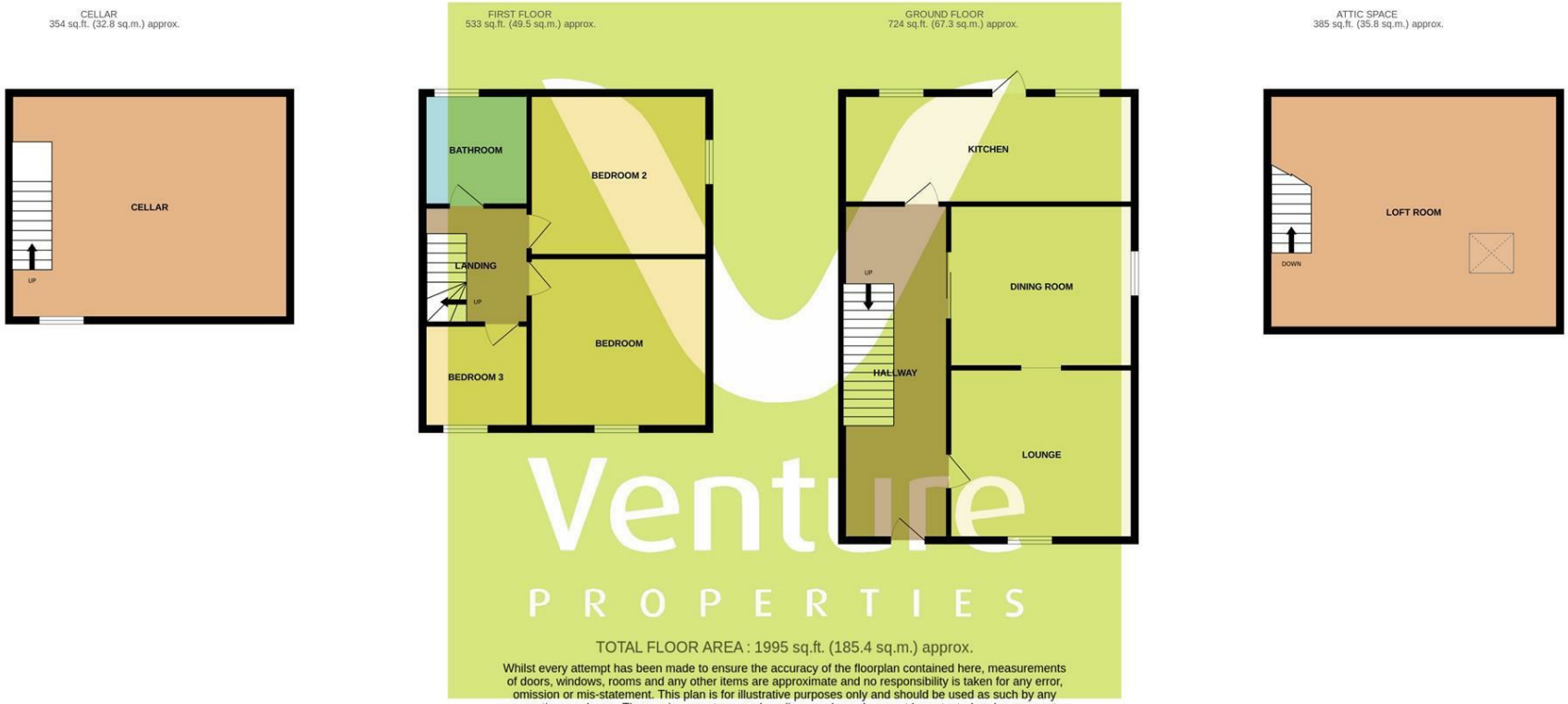

TOTAL FLOOR AREA : 1995 sq.ft. (185.4 sq.m.) approx.

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

Tenure - Freehold
Council Tax Band - B

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