# 18 OFFICE SQUARE

Staindrop, County Durham DL2 3NG

GSC GRAYS

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# 18 OFFICE SQUARE

## Staindrop, County Durham DL2 3NG

An attractive, Grade II Listed, stone built end terrace cottage situated in the centre of the sought after village of Staindrop. The property has been well maintained by the current owner and benefits from two double bedrooms and bathroom. There are character features throughout including a bay window, cornicing and log burner in the living room, exposed beams and sash windows. This cottage would be an ideal for a first time buyer or investment opportunity.

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## Situation & Amenities

Barnard Castle 6 miles, Bishop Auckland 8 miles, Darlington 16 miles, Durham 20 miles (please not all distances are approximate). The property is located in the desirable village of Staindrop, a popular village ideally situated for easy access to local towns of Darlington, Bishop Auckland and Barnard Castle. The village of Staindrop benefits from both a primary and secondary school, post office, butchers, a number of shops and public house.

## Accomodation

### Living Room

A solid front door leading into the living room. With a multi fuel log burning stove with a stone hearth and surround. With cornice detail to the ceiling, bay window to the front and stairs to the first floor, opaquely glazed window to the rear, radiator, alcove leading to the kitchen.

### Kitchen

With a range of wall and base units, granite effect worksurfaces, two sash windows to the front and side, 1 1/2 sink with mixer tap and drainer, Baxi combi boiler, gas hob, electric oven, space for a fridge, extractor hood, stainless steel extractor fan and space for washing machine. Door leading to the rear, shared yard.

### First Floor Landing

With doors to two bedrooms, sash window to the rear and a radiator.

### Bathroom

Exposed beams, sash window to the front and radiator. White suite including panelled bath, pedestal wash hand basin, low level WC and separate step-in shower.

### Bedroom One

With a sash window to the front, exposed beams, a useful walk-in storage cupboard with hanging space and shelving, alcove providing loft access and a radiator.

### Bedroom Two

With a sash window to the side, access to the loft and radiator.

## Externally

To the rear of the property there is a shed, shared yard which can be used for bin storage and provides side access to Office Square.

## Tenure

The property is believed to be offered Freehold with vacant possession upon completion.

## Services

The property is serviced by gas central heating and has mains gas, electricity, water and drainage connected.

## Agents Note

This property has a flying freehold in favour of 18 Office Square. The bathroom sits partly above the neighbouring properties living accommodation.
Please note: By virtue of Section 21 (s) of the Estate Agents Act 1979 we are required to inform the prospective buyers that an employee of GSC Grays is the vendor of this property.

## Conditions of Sale – Anti-Money Laundering

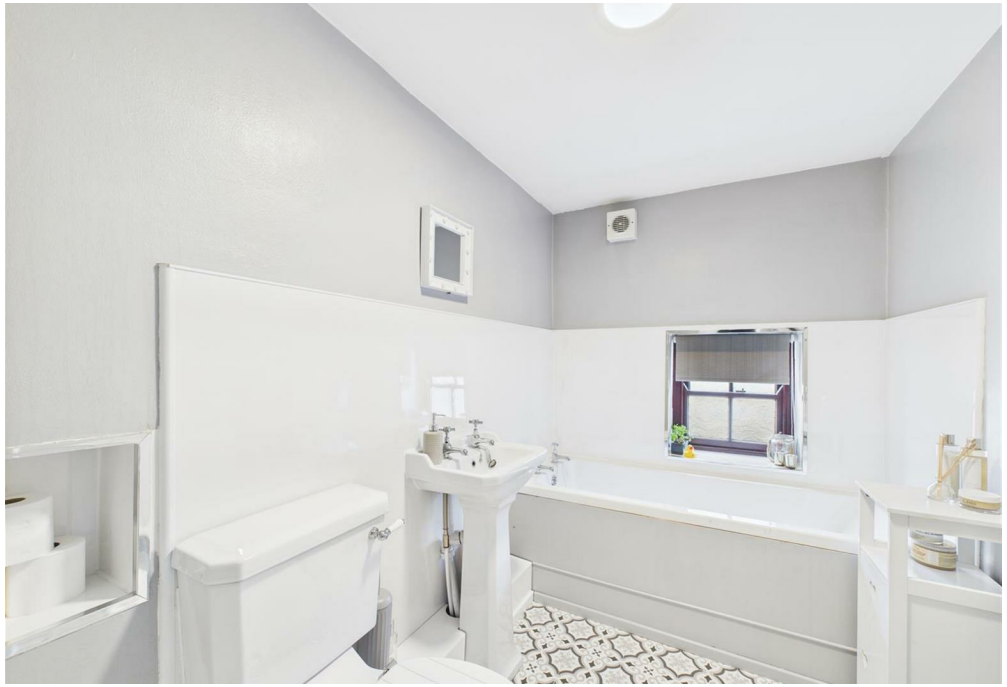
Should a purchaser(s) have an offer accepted on a property marketed by GSC Grays they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £37.50 plus VAT (£45.00 inc VAT) per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

## Local Authority and Council Tax

Durham County Council.
For Council Tax purposes the property is banded A.

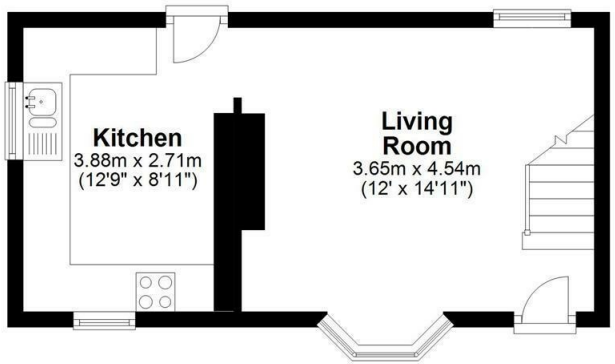
## Particulars

The particulars were written and photographs taken in June 2025.



# 18 Office Square
# Staindrop

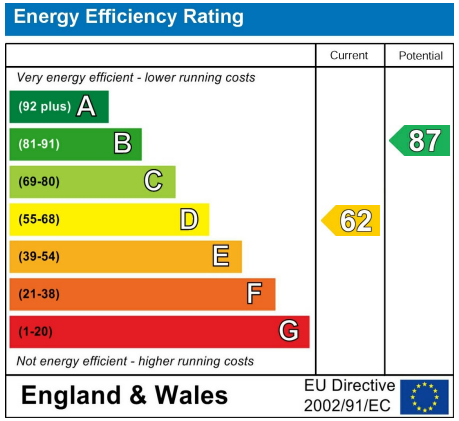
Total area: approx. 61.0 sq. metres (656.9 sq. feet)




Ground Floor

First Floor

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for GSC Grays by Vue3sixty Ltd



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1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
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5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.