



## Ashcroft

Stanhope DL13 2NR

£120,000



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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# Ashcroft

## Stanhope DL13 2NR



- Three Bedroom Semi Detached
- EPC Grade E
- First Floor Bathroom

- Good Sized Rear Garden
- Non Standard Construction
- Cul De Sac Location

- Lounge & Dining Room
- Gas Central Heating
- Close To Nearby Primary School

This appealing three-bedroom semi-detached home offers a perfect blend of village charm and modern convenience. Set within a vibrant rural community, the property provides easy access to a wealth of local amenities, including nearby shops, cafes, and schools, making everyday life that bit easier. Stanhope itself is renowned for its welcoming atmosphere, scenic walks, and proximity to outdoor pursuits offered by the beautiful Weardale countryside.

Inside, the home is thoughtfully laid out, featuring a welcoming entrance hall leading through to a spacious lounge and dining area – an ideal space for both relaxing evenings and entertaining guests. The kitchen has been arranged for practical family living, while upstairs you'll find three well-proportioned bedrooms, offering comfortable accommodation for a growing family or those seeking extra space. The recently renovated family bathroom adds a modern touch, completing the stylish interior.

To the rear, an enclosed garden offers a secure space for children or pets, and is complemented by the convenience of off-road parking. Three outbuildings provide valuable additional storage or room for hobbies and workshops.

Stanhope's excellent road connections provide straightforward commutes to Durham, Darlington, and Bishop Auckland, while the local area boasts recreational facilities, charming country pubs, and the open landscapes of the North Pennines – perfect for exploring at weekends.

With its blend of comfort, space, and sought-after location, this property is not to be missed. Arrange your viewing today to fully appreciate all that this welcoming Stanhope home has to offer.

### GROUND FLOOR

#### Entrance Hallway

Accessed via a UPVC entrance door, stairs rise to the first floor, UPVC window, access to a useful storage cupboard housing gas boiler and further under stair storage.

#### Lounge & Dining Room

25'10" x 11'0" (7.884 x 3.356)

Having wood effect laminate flooring, two UPVC windows, two central heating radiators feature fireplace housing multi burning stove.

#### Kitchen

12'0" x 6'11" (3.669 x 2.116)

Fitted with wood effect base and wall units with laminated work surfaces over and tiled splash backs. One and half bowl stainless steel sink unit with spray mixer tap and UPVC window above, central heating radiator and ample space for free standing appliances as required. A UPVC door leads to the rear.

### FIRST FLOOR

#### Landing

Stairs rise from the entrance and provide access to the first floor accommodation and the loft with drop down ladder, central heating radiator and UPVC window.

#### Bedroom One

11'1" x 11'7" (3.383 x 3.545)

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

#### Bedroom Two

10'10" x 12'0" (3.316 x 3.662)

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

#### Bedroom Three

6'11" x 10'9" (2.118 x 3.293)

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

#### Bathroom/wc

Fitted with a four piece suite including free standing shower cubicle having mains shower over, bath, WC and wash hand basin, partially tiled and obscured UPVC window. Ceiling spotlights.

#### Externally

To the front of the property is an off road parking area with gated access to the side. To the rear is an enclosed garden mainly laid to lawn with access to three useful outbuildings.

#### Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/2583-3028-4203-7497-8200>

EPC Grade E

#### 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: G We recommend speaking to your local network provider  
Council Tax: Durham County Council, Band: . A Annual price: £ 1,696.42(Maximum 2026)

Energy Performance Certificate Grade E

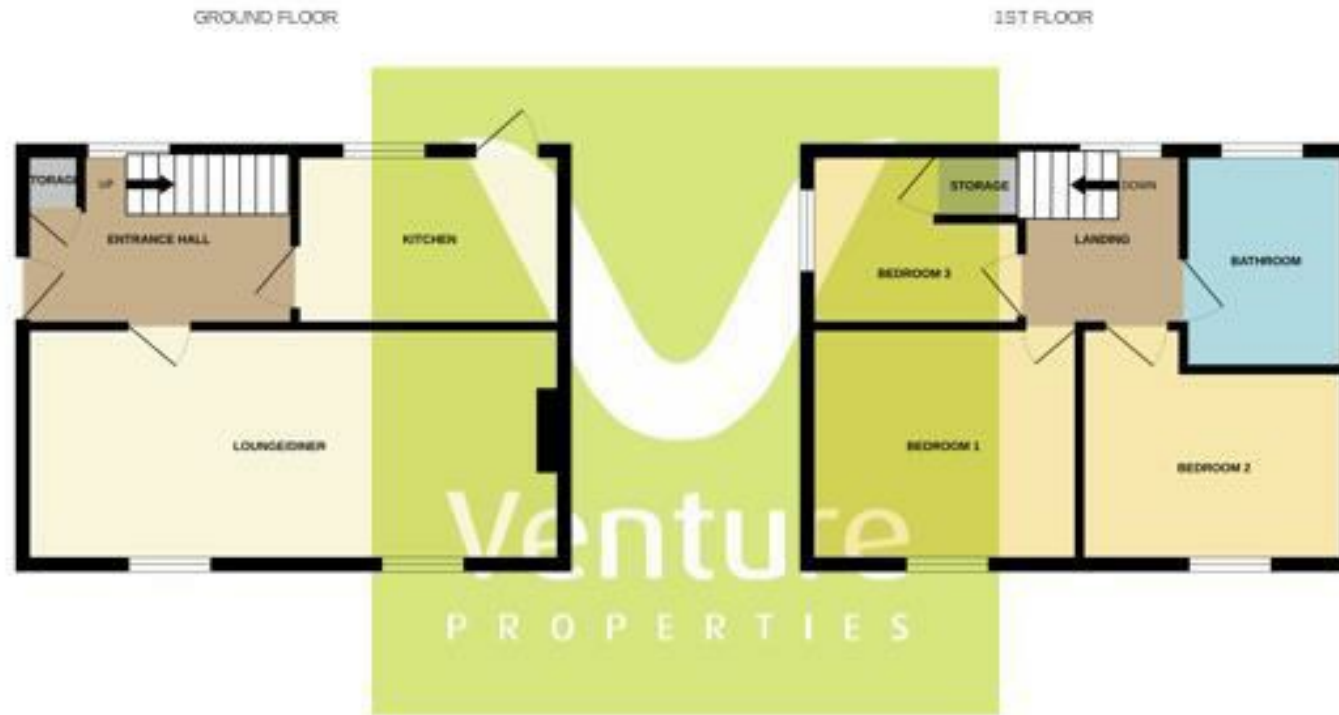
Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.  
Flood Risk: Very low risk of surface water flooding and flooding from rivers and the sea.

#### Disclaimer

The preceding details have been sourced from the seller, OntheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Crook) Limited cannot accept liability for any information provided.

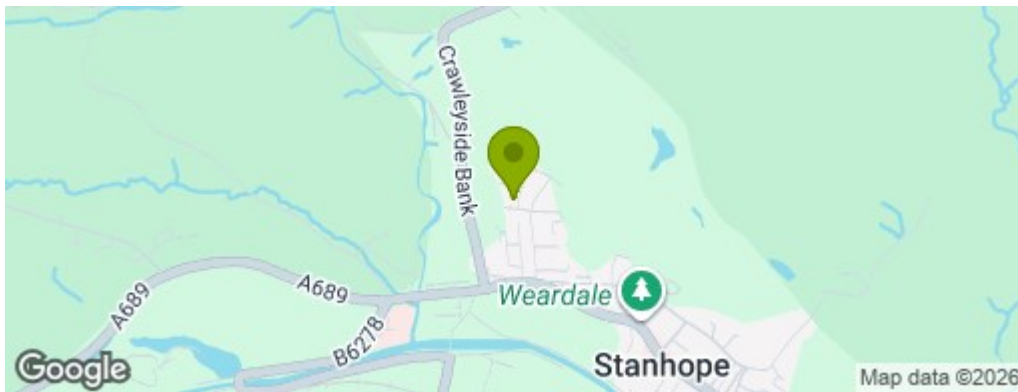
#### Agents Note

Please note this property is of non standard construction.



While 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 is given for their operability or efficiency. Use for guide only.  
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### Property Information



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