



Ashcroft, Stanhope, DL13 2NP
2 Bed - House - Semi-Detached
£130,000

ROBINSONS
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* NO FORWARD CHAIN * OFF ROAD PARKING *

Robinsons are delighted to offer to the sales market, with the benefit of NO FORWARD CHAIN this two bedroom semi-detached house with large rear garden, off road parking and countryside views. The property is warmed by gas central heating and has UPVC double glazed windows, the house does require modernisation and this has been reflected in the competitive asking price.

The internal accommodation comprises; entrance porch, inner hallway with staircase to the first floor. Lounge with window to the front aspect. Kitchen/dining room with a range of wall, base and drawer units with space for appliances and dining table. Conservatory which leads to the rear garden.

To the first floor there are two bedrooms, shower room and separate WC.

Outside the house has a driveway to the front and at the rear a large enclosed garden.

Ashcroft is a popular residential housing estate in the popular Weardale town of Stanhope, Stanhope offers everyday amenities and has a primary school. It is surrounded by an abundance of countryside views and walks.

An internal viewing comes highly recommended.

AGENT NOTES

Council Tax: Durham County Council, Band A - Approx. £1748 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 – no

Probate – granted

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 £42 (inc. VAT) per individual purchaser applies for carrying out these checks.



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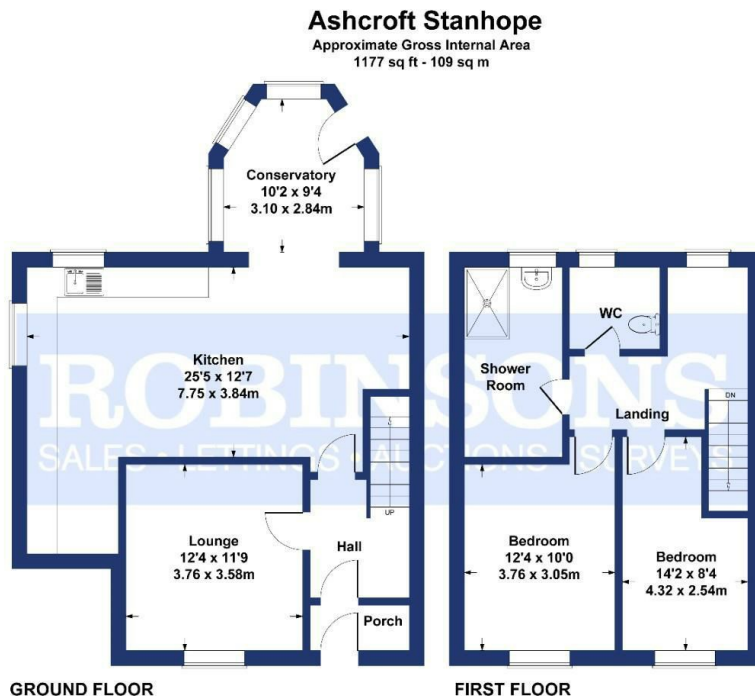
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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2026

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

DURHAM

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T: 0191 383 9994 (option1) (Lettings)

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The Wynd

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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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