



As far as the eye can see...!

You could spend a lot of time looking out the window from this one! South facing with nothing but open farmland directly in front, these uninterrupted 180 degree views are simply "Outstanding"!

Welcome to "Danehill" in Little Stainton. Stockton-On-Tees. A delightful detached house on a generous corner plot, looking for a new owner to make it their own. With two well-proportioned bedrooms, and a small third bedroom / office and family bathroom upstairs, this property is ideal for someone looking for a rural retreat but not looking for the extra workload of looking after lots of land. There's plenty of it to look out over, just sit back and enjoy the vista. The two inviting reception rooms provide ample opportunity for relaxation and entertaining with open plan kitchen / dining.... Kitchen needs updating but make it your own, how would you do it?

There is also a large utility and 2nd toilet on the ground floor, with access through to a LARGE garage.

Located on a corner plot with garden on 3 sides there is gated access to the rear leading to garage with potential to create loads of "off road" parking if you need it. You could potentially park a motor home and use this as your rural peaceful retreat.

Little Stainton is a tranquil village with good community spirit, close to Bishopton and the amazing Sunday Lunches at The Talbot. 10 minutes from Darlington, easy access to the A66 for transport links making it an excellent choice for those looking to escape the hustle and bustle of city life while still enjoying easy access to local amenities. This property presents a wonderful opportunity to create a warm and welcoming home in a picturesque setting. Whether you are a first-time buyer or looking to relocate, this house is sure to meet your needs and exceed your expectations. Don't miss the chance to make this charming residence your own.





- Views views VIEWS...!!
- Corner plot
- 3 bedrooms
- Large attached garage
- *** NO ONWARD CHAIN.
- Detached property, rural setting
- Off road access to the side / rear
- Formal reception room and open plan kitchen / diner
- Potential for lots of off street parking

GENERAL INFORMATION:

Tenure: Freehold

Services: oil heating, mains electric, septic tank and anaerobic digester

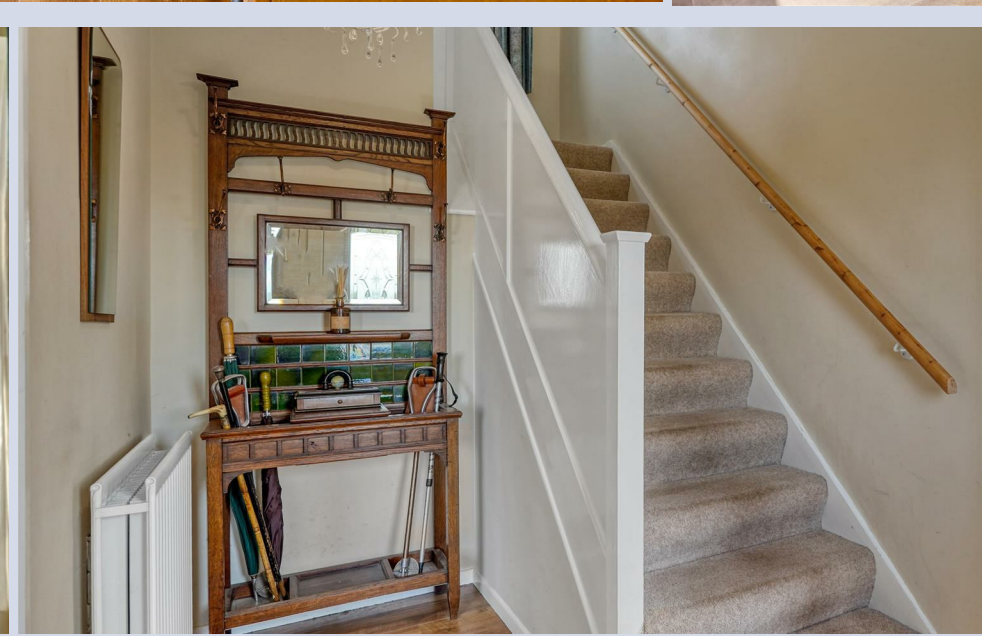
***Deed of easement for anaerobic digester over neighboring property.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding D)

Buyers Identification Checks

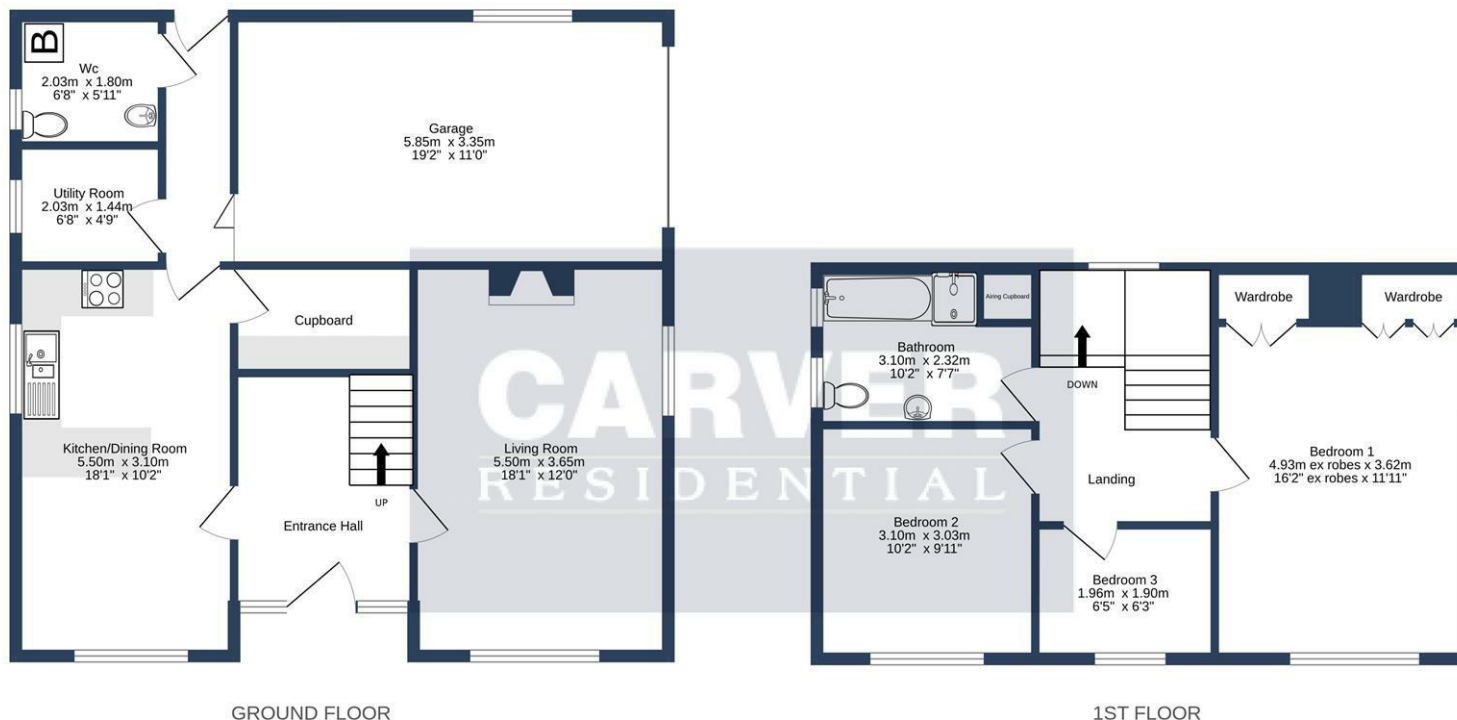
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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	71	27
	EU Directive 2002/91/EC	

DANEHILL, LITTLE STANTON. TS21 1HN.

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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