




Sudburn Avenue
Staindrop


ADDISONS
PROPERTY • RURAL • VALUATION

ABOUT THE PROPERTY

****Spacious Four Bedroom Mid-Terraced House on Sudburn Avenue, Staindrop – No Onward Chain****

Located on the sought-after Sudburn Avenue, this generously proportioned mid-terraced house offers an excellent opportunity for buyers seeking a spacious family home with tremendous potential. Arranged over two storeys, the property features three versatile double bedrooms and a further good-sized single room, making it ideal for growing families or those in need of extra space for guests or a home office.

The well-presented hallway welcomes you with laminate flooring, a dado rail, and convenient downstairs storage. The spacious living room at the front of the property boasts a feature fireplace with an electric fire, elegant coving, ambient wall lights, and a large window that brightens the space. The south facing dining room at the rear offers sliding patio doors onto the garden, a second fireplace, and built-in shelving, creating the perfect setting for family meals or entertaining friends.

The kitchen benefits from ample wooden wall and base units, marble-effect worktops, and a range of practical features including plumbing for a washing machine and space for an under-counter fridge. Two rear windows draw in natural light, and a fully tiled finish completes this functional space.

Upstairs, a bright landing provides access to four well-sized bedrooms. The master bedroom is particularly inviting, with a front aspect window, built-in storage, and tasteful coving. A modern wet room is equipped with an electric shower, pedestal hand basin, low-level WC, and airing cupboard housing the gas-fired central heating boiler.

Outside, the front garden is attractively landscaped with both lawn and gravel, approached via a wrought iron gate and central path. To the rear there is a lawned garden, mature trees and shrubs, a paved patio area, and a practical range of outbuildings – including a wash house with power and light, storage spaces, and a convenient outside WC. Secure gated access is provided through a private passage shared with the neighbouring property.



The property is well-positioned within Staindrop, a picturesque village renowned for its charm and strong sense of community. Residents can enjoy immediate access to local amenities such as reputable schools, independentshops, cosy pubs, and essential services. Just a short stroll away lies the historic Raby Castle and its sprawling deer park, making this an ideal setting for family outings and leisurely walks.

With its scope for modernisation and offered to the market with no onward chain, this property presents a rare and exciting opportunity to create a dream family home.

Contact today to arrange a viewing and discover all that this spacious home and its wonderful surroundings have to offer.

PRICE

£215,000

VIEWING

Strictly by appointment through the selling agents Addisons Chartered Surveyors
T: 01833 638094 opt 1

PROPERTY INFORMATION

Title Number(s): DU100890

Tenure: Freehold

Last sold price

Local Authority: Durham

Council Tax Band: B

Annual Price: £2,039

Conservation Area: No

Flood Risk: Very low

Predicted Broadband Speeds: Basic 16 Mbps, Superfast 71 Mbps, Ultrafast 8500 Mbps

Satellite / Fibre TV Availability: BT, Sky and Virgin

Services: Mains Electricity, Mains Gas, Mains Water, Mains Sewerage

Heating: Gas Fired Central Heating



SURVEY

We have not undertaken a survey of the property and therefore are unable to comment on its structural condition.

COVERNANTS AND EASEMENTS

The property is subject to restrictive covenant(s) and/or easement(s) that will need to be verified by the seller's solicitor.

BROCHURE

Details and photographs taken May 2025



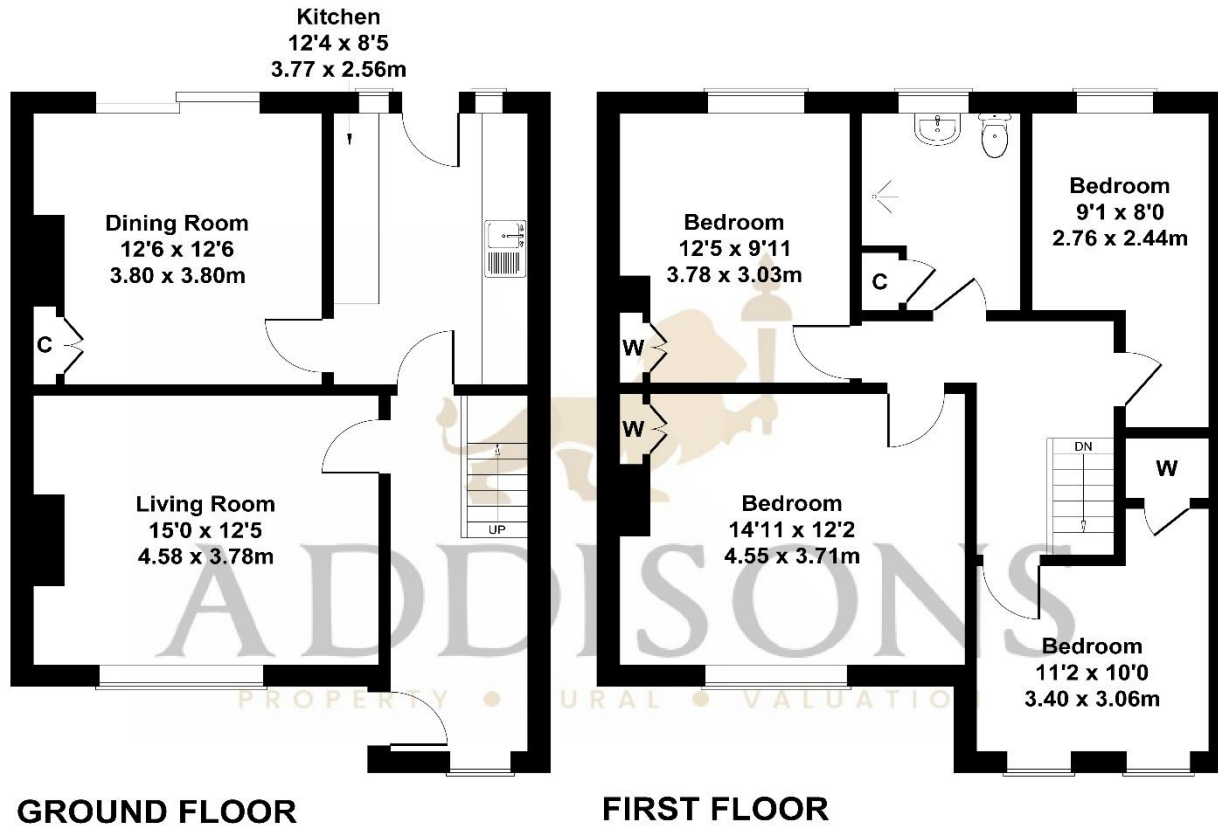
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Floor Plan 17 Sudburn Avenue, Staindrop

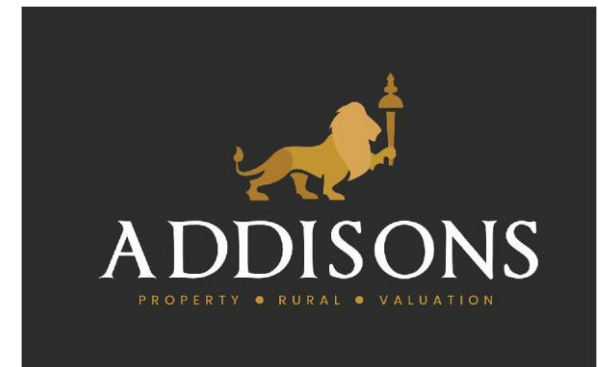


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | | |
| 55-68 | D | 67 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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