



## Arthur Terrace

Stanley, Crook DL15 9SL

£140,000





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# Arthur Terrace

## Stanley, Crook DL15 9SL



- Lovely Two Double Bedroom Home
- EPC Grade C
- Lounge and Dining Room

- Countrywide Views
- Village Location
- Modern Kitchen and Bathroom

- Garden and Parking
- Ground Floor WC
- Must Be Viewed

Situated within the rural village of Stanley Crook, this traditional two-bedroomed terrace offers the perfect balance of country living and modern comfort. Set on a row of attractive terraces, this delightful property boasts picturesque views of unspoilt countryside both to the front and rear, ensuring an ever-changing canvas of natural beauty.

Inside, discover two spacious double bedrooms and a well-appointed bathroom featuring a convenient shower. The ground floor offers excellent entertaining space with two generous reception rooms, one of which is enhanced by a cosy multi-fuel burning stove, modern fitted kitchen and a ground floor cloaks wc/utility room.

The property enjoys gardens to both the front and rear, providing ample space for outdoor enjoyment and gardening enthusiasts alike. To the rear, a driveway caters for off-street parking with enough room for up to four vehicles, a rare and valuable find in a village setting.

Stanley Crook itself is a warm and welcoming former mining village in County Durham, surrounded by rolling farmland and mature woodland. Local amenities include a highly regarded primary school and a vibrant community centre. The neighbouring villages of Crook and Billy Row offer additional facilities, while the tranquil environment ensures a sense of escape from the bustle, yet with excellent links to the wider region.

Opportunities such as this are seldom found. Book a viewing today to fully appreciate the character, space, and location of this inviting home.

### GROUND FLOOR

#### Lounge

16'7" x 12'10" (5.071 x 3.919)

Having a feature inglenook fireplace housing multi burning stove, vertical radiator, open staircase to first floor and patio doors to front.

#### Dining Room

15'10" x 15'7" (4.848 x 4.755)

Having laminate flooring, central heating radiator and upvc double glazed window to rear.

#### Kitchen

16'9" x 5'10" (5.121 x 1.799)

Fitted with wall and base units having contrasting work surfaces over, one and a half bowl sink unit with mixer tap, integrated slimline dishwasher, slot for electric oven, wall mounted gas boiler, double central heating radiator, extractor fan and upvc double glazed window to rear,

#### Utility/Cloaks WC

Fitted with wall and base units with counter top, plumbing for washing machine and space for tumble dryer, stainless steel sink unit with mixer tap, central heating radiator and upvc double glazed window to rear.

### FIRST FLOOR

#### Landing

Having loft hatch with drop ladder which the seller has advised is part boarded.

#### Bathroom/WC

Having a panelled bath, corner shower unit, wc, wash hand basin, chrome heated towel rail, tiled flooring and upvc opaque window to rear.

#### Bedroom One

12'11" x 12'5" (3.944 x 3.790)

Having central heating radiator and upvc double glazed window to front with views.

#### Bedroom Two

14'1" x 7'9" (4.314 x 2.369)

Having central heating radiator and upvc double glazed window to rear.

#### Externally

To the front of the property is stone patio area and lawned garden with walled boundary and views of countryside beyond. To the rear is a yard with outhouse, gravelled area providing parking for up to four vehicles and a further, raised, lawned garden beyond. Fields and countryside to the rear also.

### Energy Performance Certificate

To view the full Energy Performance Certificate please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0300-2104-0520-2806-3835>

EPC Grade C

### Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Highest available download speed 1800 Mbps Highest available upload speed 220 Mbps

Mobile Signal/coverage: We would recommend speaking to your provider  
Council Tax: Durham County Council, Band: A. Annual price: £1,624.04 (Maximum 2024)

Energy Performance Certificate Grade C

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 the rivers and the sea.

#### Disclaimer

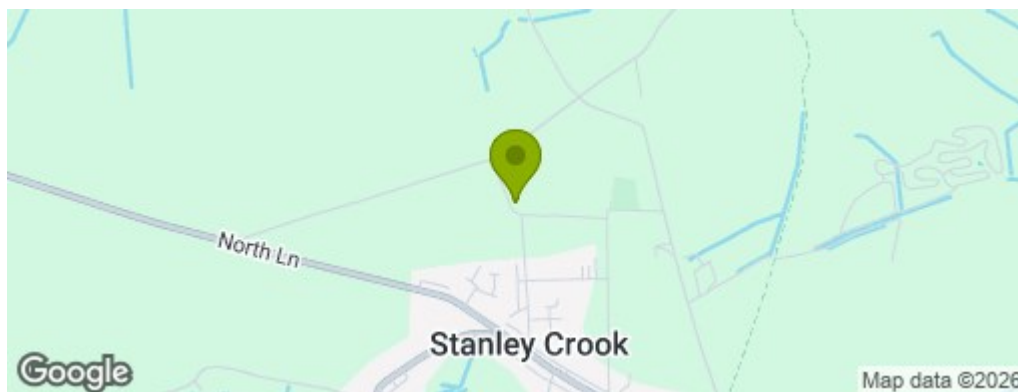
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TOTAL FLOOR AREA : 1155 sq ft (107.5 sq m) approx.

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 guidance purposes only and should be used in conjunction with any prospective purchase. The services, systems and appliances shown here are not guaranteed and no guarantee as to their operability or efficiency can be given.

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## Property Information

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