



Stanhope Close

Durham DH7 8XE

£189,950





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Stanhope Close

Durham DH7 8XE



- Sought after and rarely available location
- EPC RATING - C
- Stylish refitted bathroom

- Cul de sac position
- Large workshop/Garden room
- Durham Johnston catchment area

- Three double bedrooms
- Modern refitted kitchen
- Less than 3 miles from Durham City centre

Venture Properties are delighted to offer for sale this spacious three bedroom semi detached house located in a quiet cul-de-sac, on a highly sought after estate within Meadowfield. Having been much improved by the current owners to include a modern kitchen, stylish bathroom and central heating system. There is also a very large workshop to the rear garden which could easily be altered to a garden room or home office.

The floor plan consists of an entrance porch, impressive open plan living and dining room with french doors to the rear garden leading through to the comprehensively fitted kitchen. To the first floor there are three well proportioned bedrooms and lovely bathroom/WC. Externally there is a double width driveway for off street parking leading to the garage, a front garden and enclosed rear garden.

Stanhope Close is located less than three miles from Durham City and is within walking distance to a variety of local amenities including schools, shops and recreational facilities.

Viewing of this fantastic property is highly recommended.

GROUND FLOOR

Entrance Vestibule

Entered via UPVC double glazed door. Having a UPVC double glazed window to the side, laminate flooring and radiator.

Open Plan Living and Dining Room

22'10" x 10'1" (6.96 x 3.08)

Impressive open plan reception room with a UPVC double glazed windows to the front, french doors opening to the rear garden, radiator, laminate flooring and doors leading to the

kitchen and also the inner hall with stairs leading to the first floor.

Kitchen

8'9" x 7'10" (2.68 x 2.39)

Refitted with a comprehensive range of wall and floor units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, a built in oven and hob with stainless steel extractor over, space for a fridge/freezer and plumbing for both a washing machine and dishwasher. Having attractive tiled splashbacks and work areas, laminate flooring, recessed spotlighting and a UPVC double glazed window to the rear.

FIRST FLOOR

Landing

Having a UPVC double glazed window to the side, storage cupboard and access to the loft which is partly boarded for storage.

Bedroom One

13'6" x 9'4" max (4.12 x 2.85 max)

Generous double bedroom with a UPVC double glazed window to the front, radiator and built in wardrobes.

Bedroom Two

9'4" x 9'3" (2.85 x 2.83)

Double bedroom with a UPVC double glazed window to the rear, radiator and laminate flooring.

Bedroom Three

8'7" x 8'0" (2.64 x 2.45)

Further double bedroom with a UPVC double glazed window to the front, radiator and laminate flooring.

Bathroom/WC

8'0" x 7'1" (2.46 x 2.16)

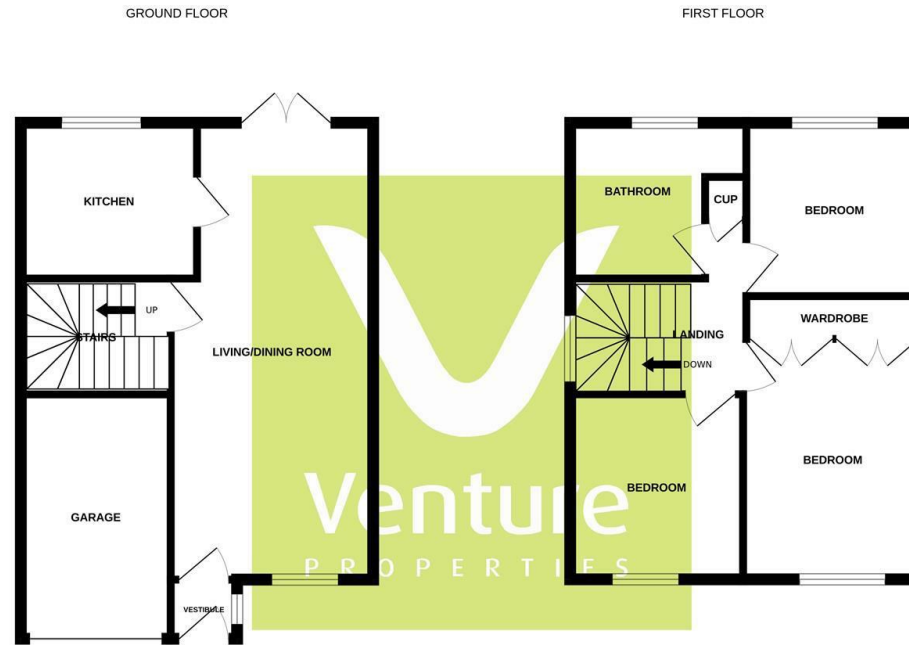
Stylish family bathroom comprising of a panelled bath with a mains fed shower, WC and hand wash basin set to a vanity unit. Having attractive tiling and vinyl flooring, recessed spotlighting, an heated towel rail and a UPVC double glazed opaque window to the rear.

EXTERNAL

To the front of the property is an open plan lawned garden and a double width driveway providing off street parking. There is side access to the property leading to a further fence enclosed, low maintenance garden which comes with a very large workshop that could also be easily converted in to a garden room or home office. Measuring 6.67 x 5.72 metres, it has UPVC double glazed french doors for access, a UPVC double glazed window and skylight, as well as power and lighting.

Garage

Integral single garage with roller door. Also housing the gas central heating boiler.



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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Property Information

Tenure: Freehold
 Gas and Electricity: Mains
 Sewerage and water: Mains
 Broadband: Ultrafast Broadband available. Highest available speed is 10000 Mbps.
 Mobile Signal/covrage: We recommend contacting your service provider for further information.
 Council Tax: Durham County Council, Band: B Annual price: £1984(Maximum 2025)
 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. Very low risk of flooding from rivers and the sea.

Disclaimer

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