

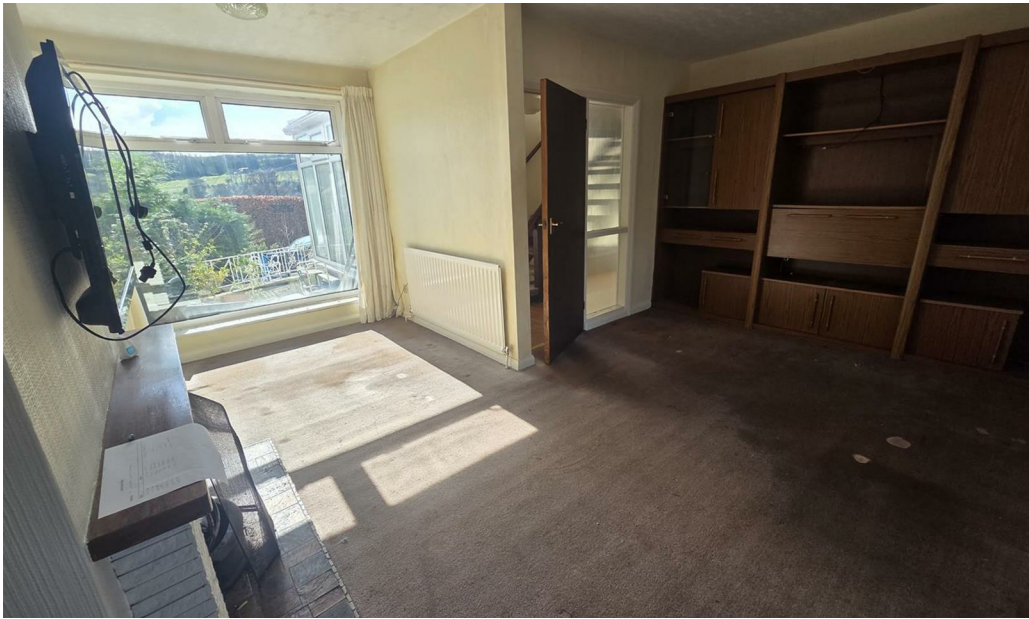


## Woodcroft Gardens

Stanhope DL13 2YH

Chain Free £130,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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# Woodcroft Gardens

## Stanhope DL13 2YH



- Three Bedroom Terraced Family Home
- EPC Grade D
- First Floor Shower Room

- CHAIN FREE
- Three Reception Rooms
- Rear Patio Garden

- Requires Modernising
- Utility & Ground Floor Cloaks WC
- Front Drive

### 7 Woodcroft Gardens

We are acting in the sale of the above property and have received an offer of £120,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

No onward chain, this three-bedroom mid-terraced home in the heart of Stanhope presents an exceptional opportunity for those seeking a property to modernise and make their own. Tucked within a popular residential area, the house enjoys convenient access to local amenities, reputable schools, and scenic parks, making it ideal for families and investors alike.

The accommodation comprises an entrance hallway leading into a spacious lounge, perfect for relaxing or hosting guests. A generous kitchen/diner provides ample space for family meals, and links conveniently to a versatile utility area. To the front is a garden, to the rear is a garden offering a peaceful retreat and plenty of potential for landscaping or entertaining during the summer months.

Practical features include a ground floor cloakroom/WC and access to a garage, which appears to have been partially converted—ideal for storage, a workshop, or potential future expansion (subject to the necessary consents). Upstairs, three well-proportioned bedrooms are served by a family shower room, making this a comfortable and adaptable home for modern living.

Externally, the front of the property is enhanced by a private driveway, ensuring convenient off-street parking. Stanhope boasts excellent local facilities, including shops, leisure centres, and regular transport links to neighbouring towns. The surrounding countryside and nearby riverside walks are perfect for outdoor enthusiasts, while a range of local pubs, cafes, and community activities ensure something for everyone.

Ready for renovation and brimming with potential, this property is the perfect blank canvas for buyers eager to add value and personalise their new home. Arrange your viewing today to see

### Ground Floor

#### Entrance Garden Room

14'5" x 9'11" (4.413 x 3.031)

With upvc Entrance door and central heating radiator

#### Hallway

With stairs to first floor and central heating radiator.

#### Lounge

16'2" x 16'7" (4.951 x 5.076)

Having open fireplace. Central heating radiator and two upvc double glazed windows to rear.

#### Dining Room

9'10" x 4'39"7" x 7'10" (3 134 x 2.391)

Having double doors and central heating radiator

#### Kitchen

16'1" x 10'8" (4.918 x 3.257)

Fitted with wall and base units with contrasting work surfaces over, stainless steel sink unit with mixer ' double integrated electric oven and separate hob. Wall mounted gas boiler central heating radiator and single glazed windows to rear.

#### Utility Room

Having plumbing for washing machine and central heating radiator. Service door to garage

#### Wc

Having wc and wash hand basin.

### First Floor

#### Landing

With open staircase, airing cupboard and uPVC double glazed window to front

#### Shower room/WC

With wc, wash hand basin and separate shower, central heating radiator .

#### Bedroom One

16'2" x 8'11" (4.952 x 2.736)

Having Fitted furniture, central heating radiator and duel aspect upvc windows.

#### Bedroom Two

11'11" x 8'3" (3.639 x 2.535)

Having central heating radiator, fitted wardrobes and uPVC double glazed window to rear

#### Bedroom Three

8'9" x 8'5" (2.681 x 2.579)

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

#### Garage/Storage

17'6" x 8'2" (5.336 x 2.505)

A garage, which appears to have been partially converted—ideal for storage, a workshop,

#### Externally

Externally to the front is a driveway allowing for off road parking. To the rear is a enclosed paved garden

#### Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/8900-0087-0222-5595-3263>

EPC Grade D

#### Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast Highest available download speed 80 Mbps Highest available upload speed 20 Mbps

Mobile Signal/coverage: We would recommend speaking to your provider

Council Tax: Durham County Council, Band: D. Annual price: £2,544.64 (Maximum 2026)

Energy Performance Certificate Grade D

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.

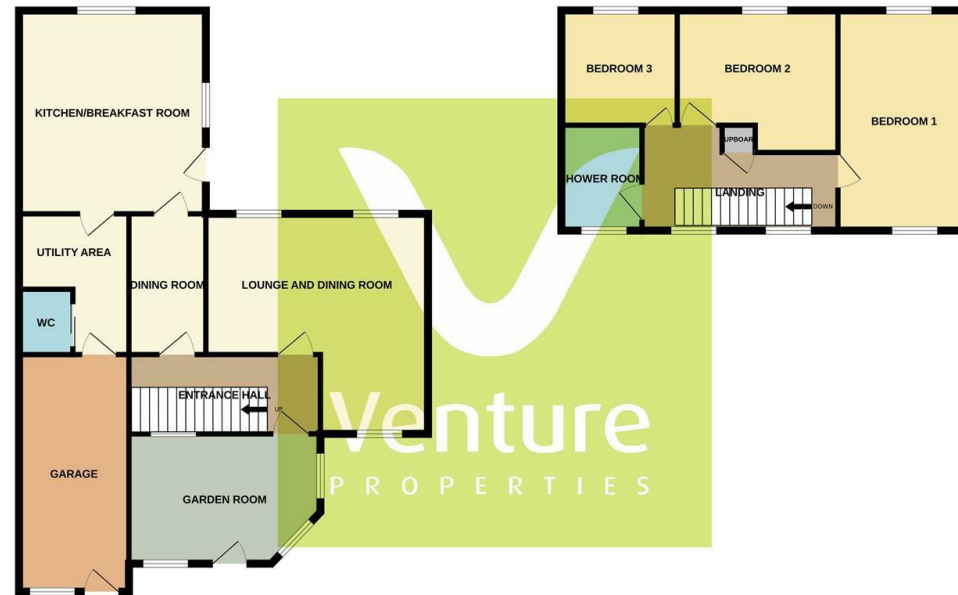
Flood Risk: Very low risk of surface water flooding and flooding from the rivers and the sea.

#### Disclaimer

The preceding details have been sourced from the seller, OntheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Crook) Limited cannot accept liability for any information provided.

GROUND FLOOR

1ST FLOOR



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

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