



**Martin Street**

Stanhope DL13 2UY

**Chain Free £115,000**





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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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# Martin Street

## Stanhope DL13 2UY



- Area Of Outstanding Natural Beauty
- EPC Grade D
- Stone Fronted Home

- Chain Free
- Two Double Bedrooms
- Close To All Local Walks

- Great Investment
- UPVC Double Glazed
- Ideal For A First Time Buyer

Nestled in the charming area of Martin Street, Stanhope, Weardale, this delightful two-bedroom terraced cottage presents an excellent opportunity for those seeking a cosy home or a potential holiday retreat. The property, which is chain-free, has been lovingly maintained and offers a traditional feel that is both inviting and comfortable.

Upon entering, you are welcomed into a spacious lounge that provides a perfect space for relaxation and entertaining. The large kitchen, located at the rear of the property, is well-equipped and offers ample room for dining, making it an ideal spot for family meals or gatherings with friends. The ground floor also features a conveniently located bathroom, enhancing the practicality of the layout.

The two bedrooms are well-proportioned, providing a peaceful sanctuary for rest. The property benefits from gas central heating, ensuring warmth and comfort throughout the colder months. Outside, the rear yard offers a private outdoor space, perfect for enjoying a morning coffee or evening relaxation.

Situated within walking distance to the local high street, residents will find a variety of shops, cafes, and amenities just a short stroll away. This location not only provides convenience but also allows for easy access to the stunning natural beauty of Weardale, making it an ideal base for outdoor enthusiasts.

In summary, this traditional cottage on Martin Street is a wonderful opportunity for anyone looking to embrace the charm of village life in Stanhope. With its inviting interiors, practical layout, and prime location, it is sure to appeal to a wide range of buyers or renters alike.

### Ground Floor

#### Entrance Porch

UPVC double glazed front entrance door. Timber and glazed door through to:

#### Lounge

14'01 x 13'11 (4.29m x 4.24m)

With timber fire surround, UPVC double glazed window to the front elevation, double central heating radiators, tv point, alcove shelving. Timber door through to

### Kitchen

17' max x 10'10 (5.18m max x 3.30m)

With a range of wall and base units, laminated working surfaces over, inset single bowl sink unit, mixer taps over, gas cooker point, double central heating radiator, timber door to understairs cupboard. There is a timber door that provides access to the staircase to the first floor. Timber and glazed rear entrance door.

### Bathroom/wc

With a fitted suite panelled bath with electric shower over, shower screen, wc, pedestal wash hand basin, tiled walls, double central heating radiator.

### First Floor

#### Landing

Loft access

#### Bedroom One

14'01 x 13'10 (4.29m x 4.22m)

UPVC double glazed window and double central heating radiator

#### Bedroom Two

10'08 x 8'11 (3.25m x 2.72m)

UPVC double glazed window and double central heating radiator

### Exterior

Immediately to the rear of the property there is an enclosed yard with outhouse

### Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/2136-7826-6600-0555-3226>

epc grade D

### Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast Broadband available. Highest available download speed 80

Mbps Highest available upload speed 20 Mbps

Mobile Signal/coverage: Good with EE, 3 Vodaphone and O2

Council Tax: Durham County Council, Band: A. Annual price: £1,696.42 (Maximum 2026)

This property has been vacant for a number of months, additional council tax charges may be payable upon completion.

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 sea

Conservation Area Stanhope Designated: 1972 Amended: 1989

### Disclaimer

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HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



Whilst every attempt has been made to ensure the accuracy of the information contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The fixtures, 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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