

Dales Street

Stanhope DL13 2XD

Chain Free £125,000

Venture
PROPERTIES









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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- Chain Free
- EPC Grade TBC
- Lounge
- Two Bedrooms
- Ground Floor Shower Room
- Gas Central Heating
- Recently Renovated
- Dining Kitchen
- Popular Village Location

Tucked away in the heart of Stanhope this delightful two-bedroom house on Dales Street presents an excellent opportunity for those seeking a comfortable and modern living space. The property is chain-free, allowing for a smooth and hassle-free purchase.

Recently renovated, this home boasts contemporary finishes and a fresh aesthetic, making it ideal for first-time buyers or those looking to downsize. The thoughtful updates enhance the property's appeal while maintaining its character, ensuring a warm and inviting atmosphere throughout.

Situated in a picturesque village location, residents will enjoy the tranquillity and community spirit that Stanhope has to offer. Despite its serene setting, the property is conveniently close to local amenities, providing easy access to shops, cafes, and essential services. This perfect blend of rural charm and modern convenience makes it an attractive choice for anyone looking to settle in this lovely area.

With its appealing features and prime location, this house is a wonderful opportunity to embrace village life while enjoying the comforts of a recently updated home. Don't miss the chance to make this property your own.

Ground Floor

Entrance Hall
Access into entrance stairs rise to the first floor, central heating radiator and doors to the ground floor accommodation.

Lounge
9'9" x 11'8" (2.986 x 3.558)
Located to the front elevation of the property having UPVC window and central heating radiator.

Kitchen Diner
13'0" x 11'10" (3.973 x 3.629)
Fitted with white base and some wall units, black tiled splash backs, sink unit and ample space for free standing appliances plus dining table if required. Access to a useful under stair storage cupboard, UPVC window and central heating radiator. The has central heating boiler can be found here.

Rear Entrance
A UPVC door leads to the rear yard, central heating radiator and door leading in to the ground floor shower room.

Shower Room/WC
Having double shower cubicle, wash hand basin set on vanity storage cabinet, WC, central heating radiator and UPVC window.

First Floor

Landing
Stairs rise from the entrance hall.

Bedroom One
14'6" x 10'1" (4.422 x 3.082)
Located to the front elevation of the property having UPVC window, central heating radiator and access to a useful over stair storage cupboard.

Bedroom Two
12'9" x 12'6" (3.901 x 3.833)
Located to the rear of the property having UPVC window and central heating radiator.

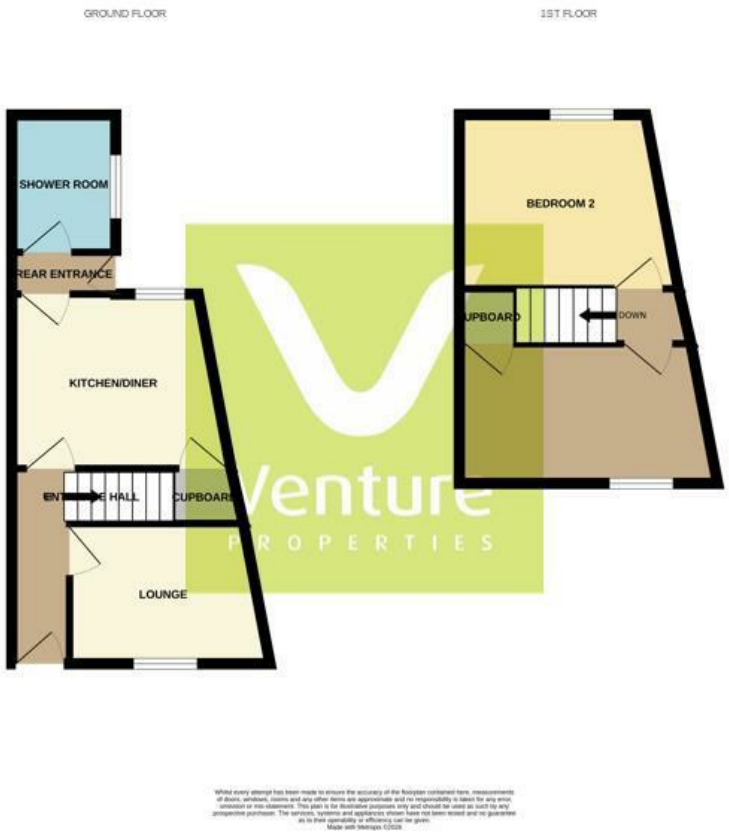
Exterior
Having an enclosed rear yard with gated access to the lane.

Energy Performance Certificate
tbc

Other General Information
Other General Information
Tenure: Freehold
Gas and Electricity: Mains
Sewerage and water: Mains
Broadband: Superfast Available Highest Available Download Speed 80 Mbps Highest Available Upload Speed 20 Mbps
Mobile Signal/coverage: Good with EE, O2, Three and Vodafone. But we do recommend you check with your provider.
Council Tax: Durham County Council, Band: A Annual price: £1,696.42 (Maximum 2026)
Energy Performance Certificate Grade tbc
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 from Surface Water. Very Low from Rivers and Seas.
Conservation area Stanhope Designated: 1972 Amended: 1989

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.

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.





Property Information

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