Front Street, Stanhope, DL13 2XF
2 Bed - House - Mid Terrace
£114,950

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Front Street
Stanhope, DL13 2XF

* NO FORWARD CHAIN * SPACIOUS LIVING ACCOMODATION * TWO RECEPTION ROOMS * TWO DOUBLE BEDROOMS * BASEMENT * WALKING DISTANCE TO SHOPPING AMENITIES * VIEWING HIGHLY RECOMMENDED *

Robinsons are delighted to offer to the sales market with the benefit of no forward chain this two double bedroom stone built house located in the ever popular Weardale village of Stanhope. The property has spacious accommodation throughout, including two reception rooms and a basement. The property is warmed by a gas combination boiler and has UPVC double glazed windows.

The internal accommodation comprises; entrance vestibule, lounge with staircase leading to the first floor landing. Dining room which previously had a doorway giving access to the basement, this has been blocked up but could be re-instated. Kitchen with a range of wall, base and drawer units with space for appliances.

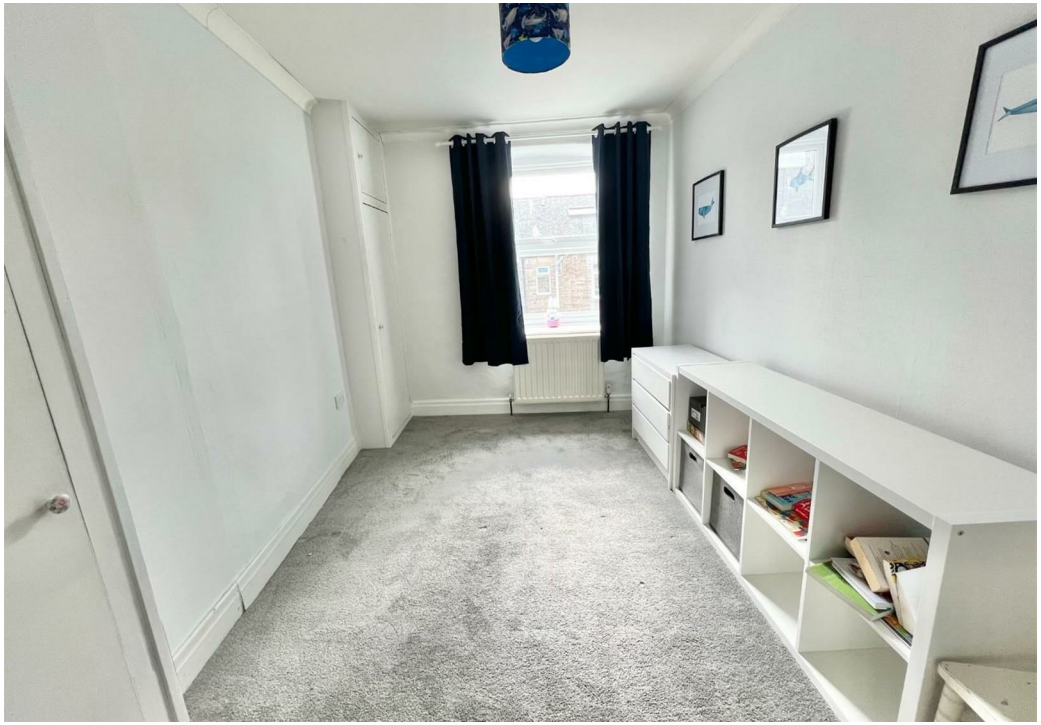
To the first floor there are two double bedrooms and a family bathroom with three piece suite, including shower over bath.

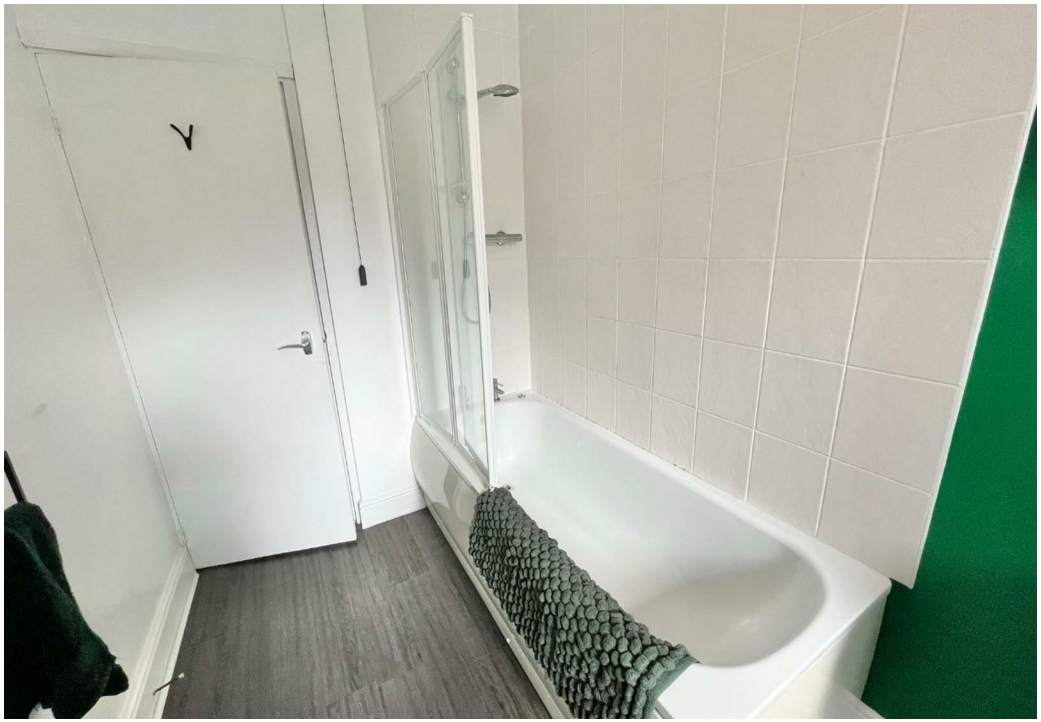
Outside there is an enclosed yard to the rear.

The property is well positioned in Stanhope being within walking distance of shopping facilities, bus links and schooling. Stanhope is surrounded by an abundance of countryside views and walks.

An internal viewing comes highly recommended, please contact Robinsons to arrange yours.

Council Tax Band B
EPC Rating: E





Agents Notes
Council Tax: Durham County Council, Band B Approx.£2039.00
Tenure: Freehold

Property Construction – Standard
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains (not metered)
Sewerage – Mains
Heating – Gas Central Heating
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
Estimated Broadband Download speeds – please refer to the Ofcom Website – https://www.ofcom.org.uk

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.
Selective licencing area – no
Probate – being applied for NA
Rights & Easements – None known, check with seller
Flood risk – refer to the Gov website - https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – refer to the Gov website - https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – check with seller
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.
Accessibility/Adaptations – any alterations or conversions etc.
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

Front Street Stanhope

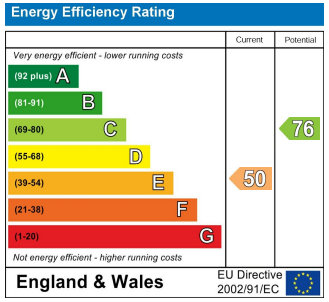
Approximate Gross Internal Area
937 sq ft - 87 sq m

GROUND FLOOR **FIRST FLOOR**

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

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