



Wear Terrace, Stanhope, DL13 2UH  
2 Bed - Cottage - Terraced  
£230,000

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## Wear Terrace Stanhope, DL13 2UH

Robinsons have the pleasure of offering to the sales market, with the benefit of no onward chain, this delightful two bedroom stone built cottage. Located in the sought after village of Stanhope and enjoying a pleasant outlook with large west facing garden to the front with countryside views, we highly recommend and internal viewing.

The house has undergone an impressive refurbishment/renovation in recent years and has been finished to a superb standard. Some of the refurbishment works include, a loft conversion, quality kitchen and bathroom, contemporary decoration and flooring throughout.

In 2019 planning permission was approved (now lapsed) for a single storey extension, to create an extra reception room with Bi-folding doors, which would overlook the garden.

The internal accommodation comprises; entrance vestibule; lounge with log burning stove and window to the front aspect. Kitchen which is fitted with a range of wall, base and drawer units with space for appliances and plumbing for washing machine, staircase to the first floor landing.

To the first floor there are two bedrooms and a bathroom. A further staircase from the second bedroom leads to attic conversion, which is a fantastic space and could be used for many purposes.

Outside the house has a good size garden to the front which is lawned with a paved patio area. At the rear of the house there is a storage shed.

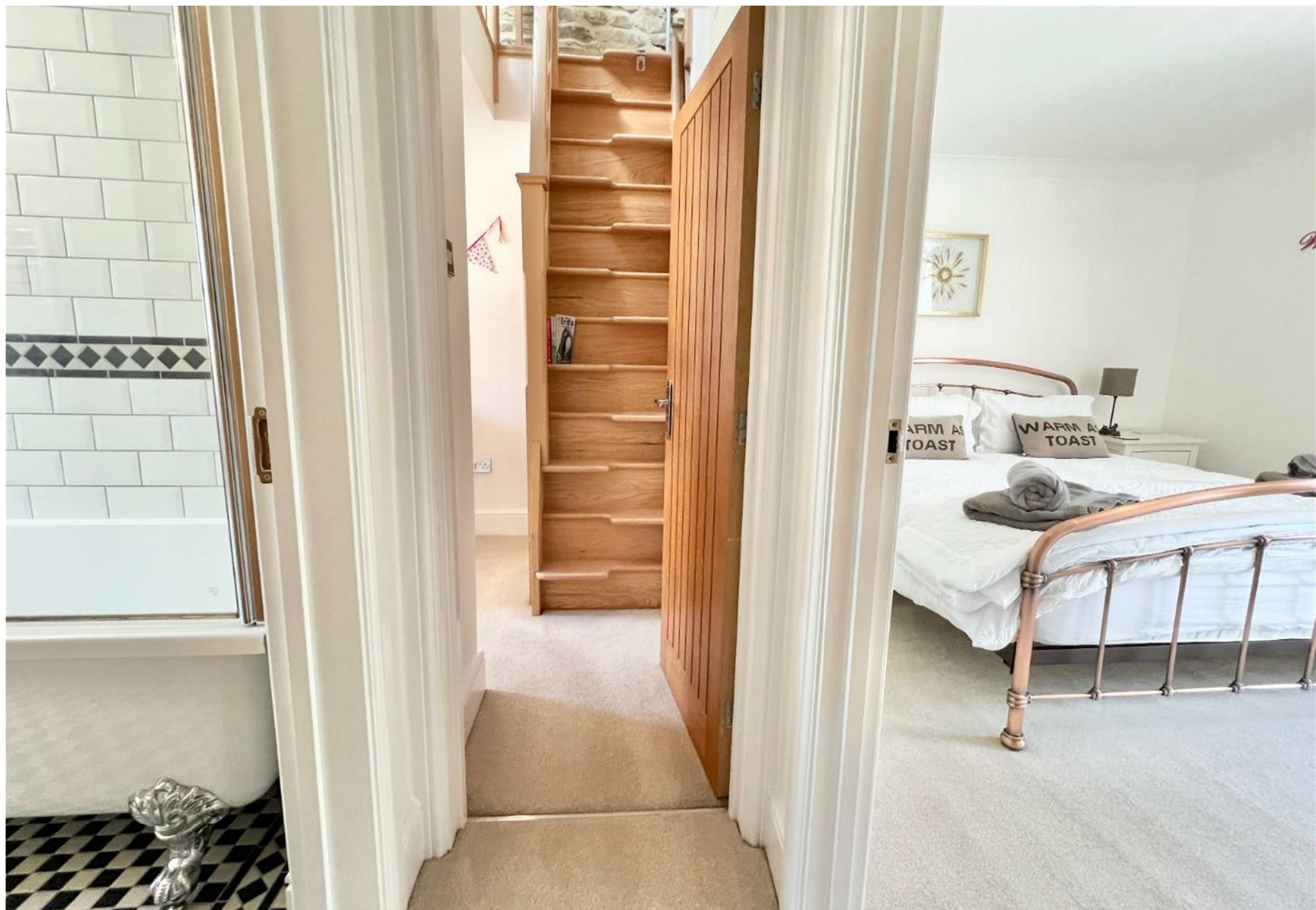
Wear Terrace is well positioned in Stanhope and has some picturesque views over looking countryside and the river Wear. It is surrounded by an abundance of walking routes. Stanhope high street is a short walk away and has a wide range of shopping amenities and cafes' butchers, public houses and restaurants. Stanhope has a primary school and is on a bus route giving access to other neighbouring towns and villages.























### VIEWINGS

Viewings are by appointment only, please contact Robinsons on 01388 763477 to arrange yours.

### Agents Notes

Electricity Supply: Mains  
Water Supply: Mains  
Sewerage: Mains  
Heating: Gas central heating  
EPC Rating: D  
Tenure: Freehold  
Council Tax Band: B  
Annual Price: £1984.00  
Broadband  
Basic  
2 Mbps  
Superfast  
71 Mbps  
Mobile Signal: Average/Good

### Disclaimer

The preceding details have been sourced from the seller and OntheMarket.com. 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. Robinsons cannot accept liability for any information provided.



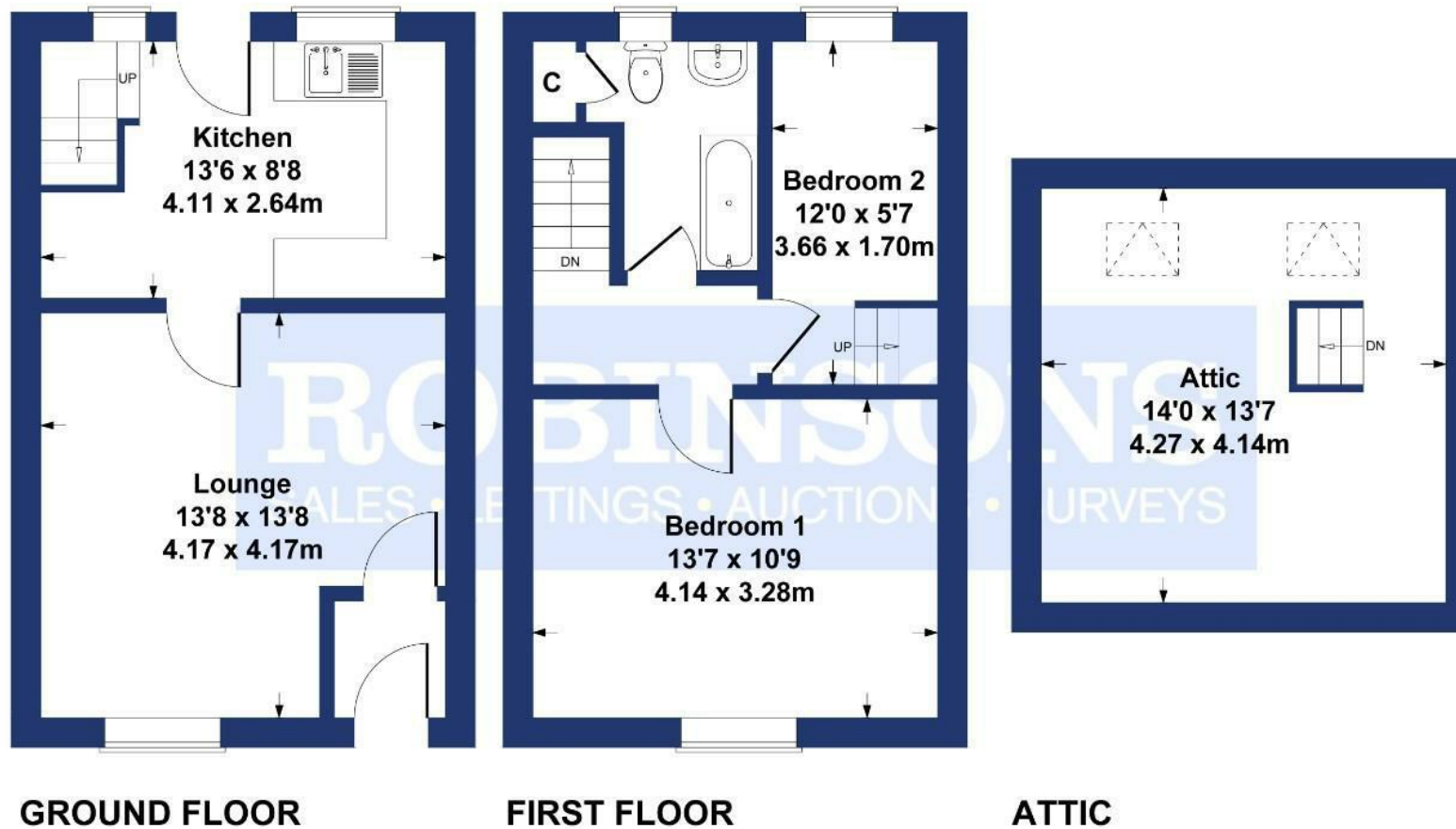






# Wear Terrace Stanhope

Approximate Gross Internal Area  
815 sq ft - 76 sq m



## 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. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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