Rose Terrace, Stanhope, DL13 2PE
3 Bed - House - Mid Terrace
Starting Bid £120,000

ROBINSONS
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Rose Terrace
Stanhope, DL13 2PE

* NO FORWARD CHAIN * OFF ROAD PARKING AND GARDEN *

For sale by modern auction, guide price £120,000, plus reservation fee.

We've set it to end at 29-09-2026 at 13:00, depending on whether there are bids within the last few minutes of the auction

Robinsons are delighted to bring to the sales market, with no onward chain, this spacious three-bedroom home situated on Rose Terrace in the sought-after village of Stanhope. Boasting off-road parking and an enclosed garden, this property offers excellent potential to create a superb family home.

The property is warmed by gas central heating and benefits from double glazing throughout. The accommodation briefly comprises an entrance hallway leading to a generous reception room featuring a bay window to the front aspect, allowing for plenty of natural light. To the rear, there is a well-proportioned kitchen/dining room with a large understairs storage cupboard.

A rear hallway provides access to a versatile workshop space with cloakroom/WC. This area presents an exciting opportunity for conversion into additional living accommodation, a utility room, kitchen extension, or even a garage, subject to the necessary planning permissions and consents.

To the first floor, the property offers three well-sized bedrooms and a family bathroom fitted with a three-piece suite. There is also potential for an attic conversion, again subject to the relevant approvals.

Externally, the home features a forecourt garden to the front, while to the rear there is an enclosed yard. Beyond the rear lane, a hardstanding area provides off-road parking alongside an enclosed garden enjoying pleasant open views.

Rose Terrace is ideally located within the popular village of Stanhope, which offers a range of local amenities including a bakery, butchers, pharmacy, cafés, public houses, a health centre, and the well-regarded Durham Dales Centre. The area also benefits from a primary school and good transport links to neighbouring towns and villages.

Agents Notes

Council Tax: Durham County Council, Band C - Approx. £2331.00 p.a
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 – applied for
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.

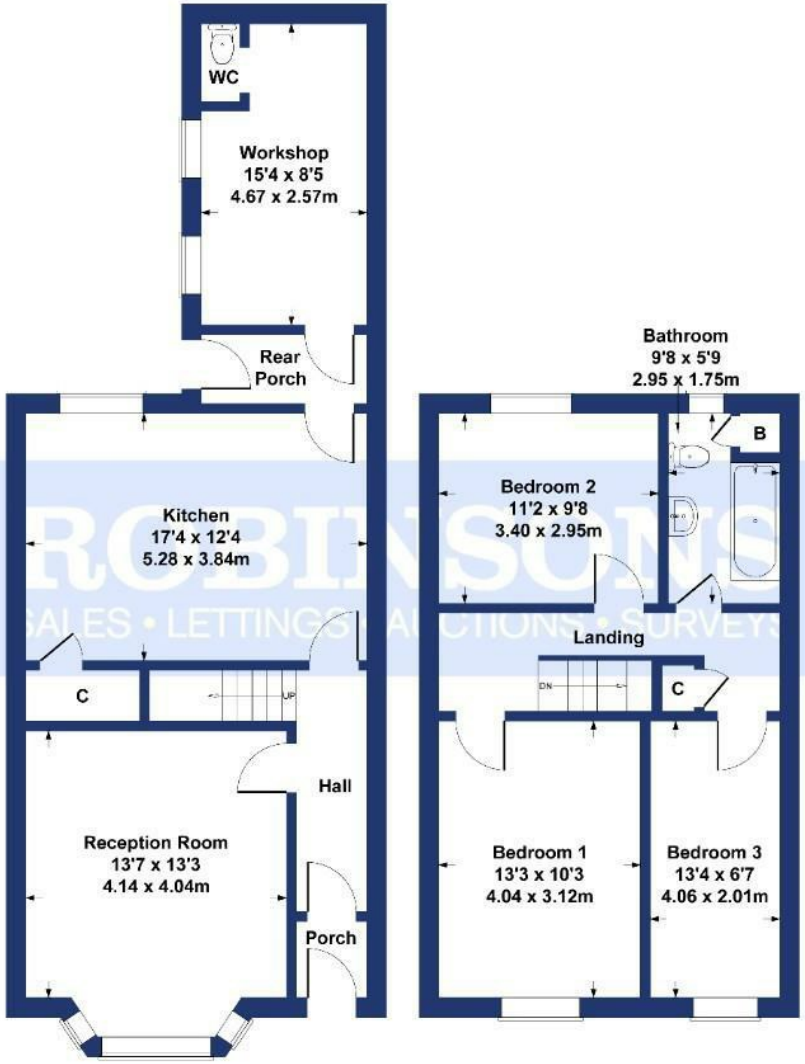
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

Modern auction

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

Rose Terrace Stanhope

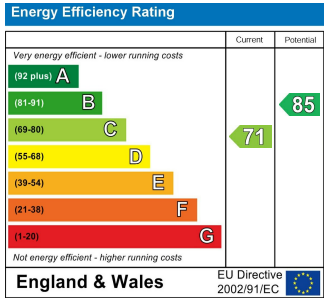
Approximate Gross Internal Area
1213 sq ft - 113 sq m



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. 2026



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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