



Wear Terrace, Stanhope, DL13 2UH
3 Bed - House - Terraced
£220,000

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Wear Terrace Stanhope, DL13 2UH

* WOW * REFURBISHED TO A SUPERB STANDARD * LOFT CONVERSION * LARGE GARDEN * PICTURESQUE LOCATION * OPEN PLAN LIVING * ELECTRIC RE-WIRE AND NEW GAS COMBINATION BOILER * QUALITY FIXTURES AND FITTING THROUGHOUT * LOG BURNING STOVE * VIEWING HIGHLY RECOMMENDED *

We are excited to offer to the sales market this impressive three bedroom stone built cottage which is located in the sought after town of Stanhope and enjoys a large garden with pleasant views. 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 creating a third bedroom, open plan living accommodation with kitchen with central island, new gas combination boiler and double glazed windows, electric re-wire and new roof, new external doors, and the house is finished with a modern decoration and flooring throughout.

The internal accommodation comprises; entrance hallway with staircase leading to the first floor landing. Open plan lounge/kitchen, the lounge has a window to the front aspect and a log burning stove, kitchen which is well fitted with a range of wall base and drawer units with some integrated appliances including a dishwasher and automatic washing machine, matching central island and a free standing range cooker which the owner will be including in the sale.

To the first floor there are two bedrooms and a shower room. A further staircase from the landing leads to the third bedroom which is a generous size double with double glazed 'Velux' window, WC and wash hand basin.

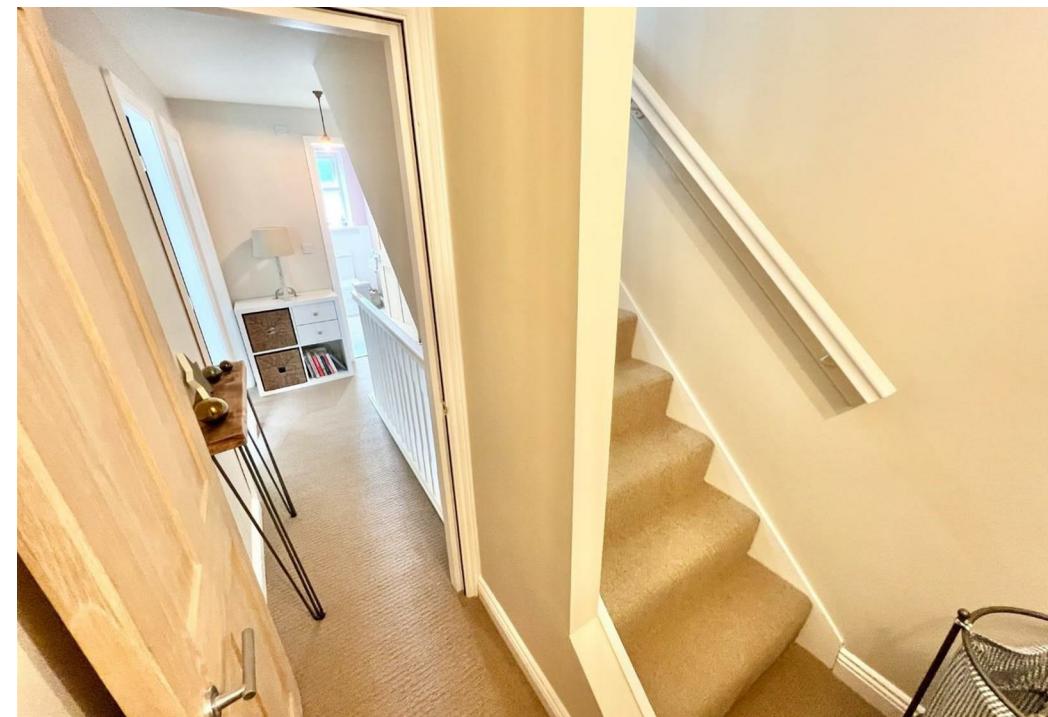
Outside the house has a good size garden to the front which is well stocked with mature flower beds and plants. There is an enclosed area directly from the front door which would be ideal for a pet enclosure or seating area. At the rear of the house there is a storage shed.

Council Tax Band B
EPC Rating D













LOCATION

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

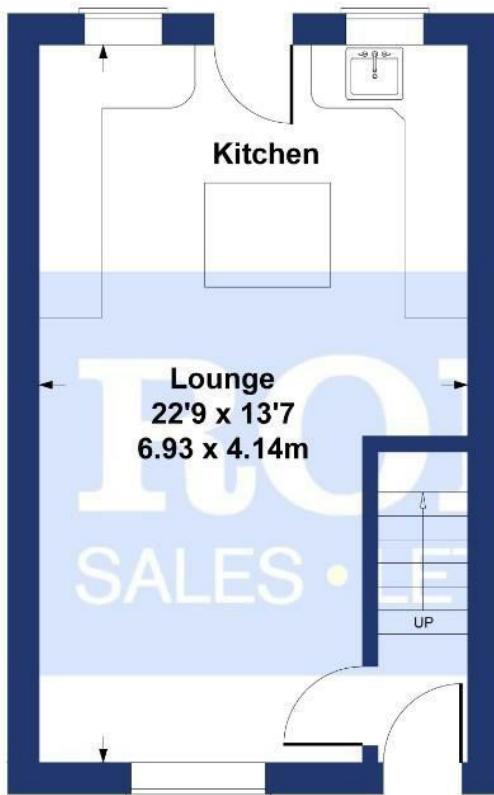
Viewings strictly by appointment only, please contact Robinsons on 01388 763477 to arrange yours.



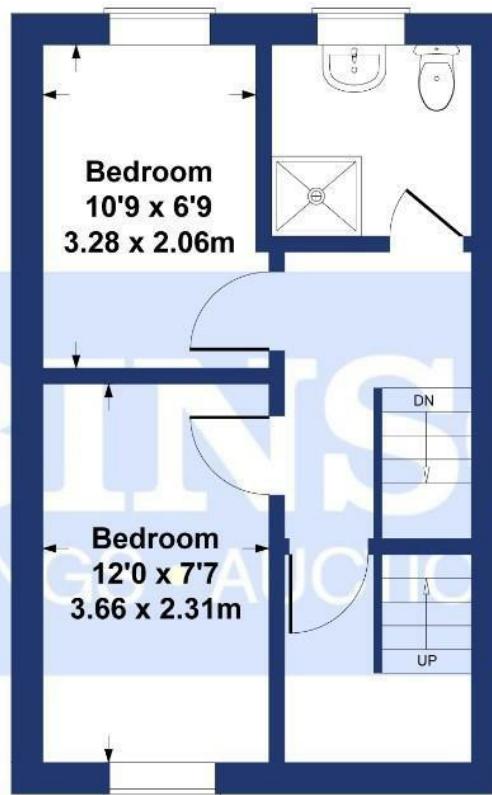


Wear Terrace Stanhope

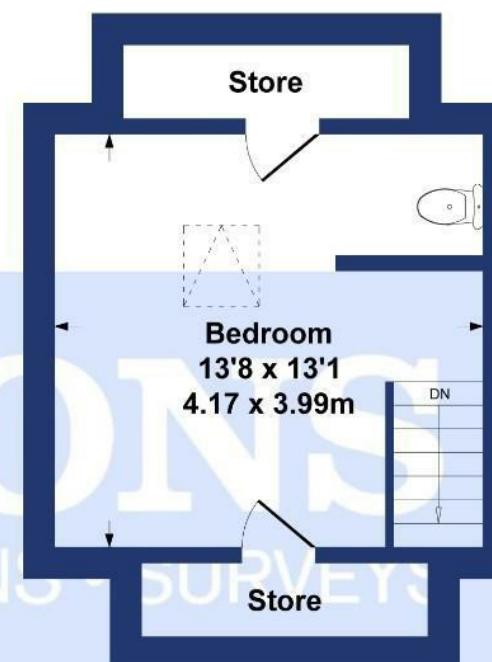
Approximate Gross Internal Area
847 sq ft - 79 sq m



GROUND FLOOR



FIRST FLOOR



SECOND 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	91	
(81-91)	B		
(69-80)	C	66	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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