



Dales Terrace, Stanhope, DL13 2XH  
3 Bed - House - Mid Terrace  
£169,950

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# Dales Terrace

## Stanhope, DL13 2XH

\* RECENTLY RENOVATED \* STUNNING KITCHEN AND BATHROOM \* USEFUL UTILITY ROOM \* TWO RECEPTION ROOMS \* REAR GARDEN \* NO FORWARD CHAIN \* POPULAR WEARDALE TOWN \* CLOSE TO AMENITIES AND SCHOOLING \* VIEWING HIGHLY RECOMMENDED \*

This stunning three bedroom mid terrace house has recently undergone a programme of refurbishment and has been finished to an immaculate modern standard.

Along with having newly fitted kitchen and utility room, bathroom with four piece suite and contemporary decoration and flooring throughout, the house has a new gas combination boiler and has had an electric re-wire.

The floor plan has also been adapted to the ground floor creating modern day living space and an extra reception room to the rear.

The accommodation comprises; entrance hallway, lounge with large bay window to front aspect and French doors connecting to the impressive kitchen, which is fitted with a range of wall base and drawer units with matching central island, utility room with integrated washing machine and fridge, space for tumble dryer, 2nd reception room located at the rear of the property which would be great for a home office or snug.

To the first floor there are three bedrooms and a re-fitted family bathroom fitted with a four piece suite including a roll top bath and separate shower cubicle. Other features include solid wood internal doors and UPVC double glazed windows.

Outside the property has a garden over the back lane which would be good for a patio area or a garden shed etc. There is an easy to maintain garden directly to the front and an enclosed yard directly to the rear.

Dales Terrace is well positioned in Stanhope, being within walking distance of the shopping facilities, bakery, butchers, pharmacy, cafes, public houses, health centre and the popular Durham Dales Centre.

Bus links are also within walking distance giving access to neighbouring villages and schooling is close by.

Stanhope is a popular tourist village with beautiful riverside walks.





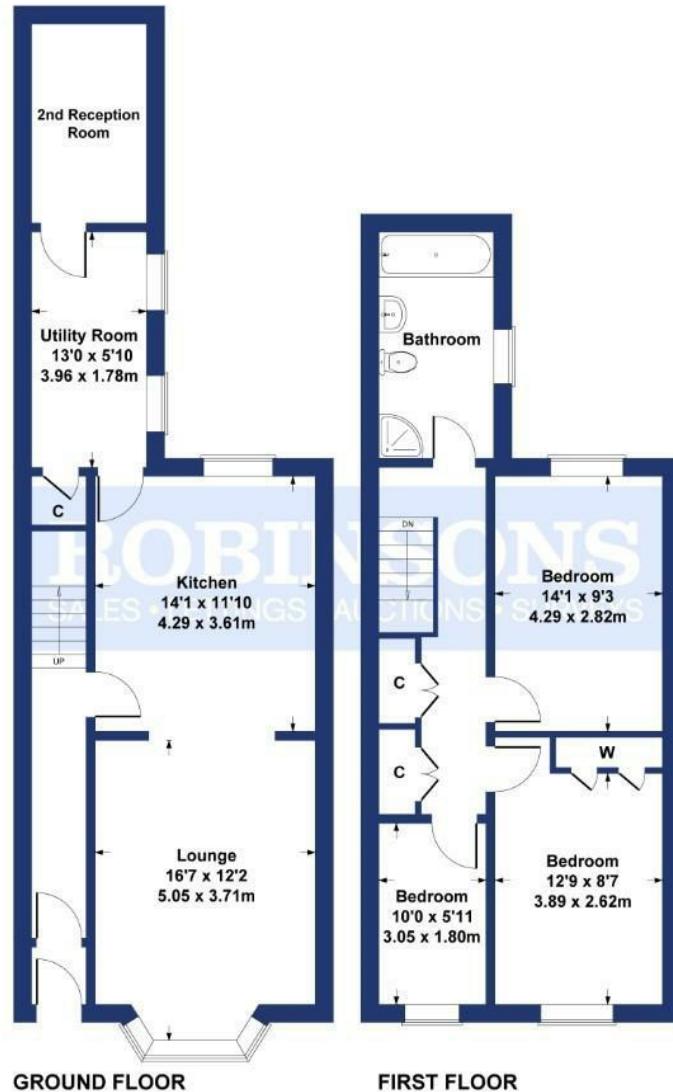






# Dales Terrace, Stanhope

Approximate Gross Internal Area  
1175 sq ft - 109 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. 2021

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>65</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>58</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>		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.



Royal Corner, Crook, County Durham,  
Tel: 01388763477  
[info@robinsonscrook.co.uk](mailto:info@robinsonscrook.co.uk)  
[www.robinsonsestateagents.co.uk](http://www.robinsonsestateagents.co.uk)

