



**Weardale House, Stanhope, DL13 2US**  
**2 Bed - Bungalow - Dormer Semi Detached**  
**Starting Bid £100,000**

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For Sale by Modern Method of Auction: GUIDE PRICE  
£100,000 PLUS RESERVATION FEE!

## NO FORWARD CHAIN.

We are pleased to offer for sale a delightful two bedroom/ two bathroom semi detached house which must be viewed internally to be appreciated fully. The property forms part of a small development located off Union Street in a quiet location yet only a couple of minutes walk from the High Street shops. Presented in good decorative order throughout the property offers deceptively spacious accommodation with the benefit of gas central heating and sealed unit double glazing. The property would be suitable for a variety of buyers or would make an ideal holiday home.

The accommodation briefly comprises on the ground floor: open plan Lounge and fitted Kitchen with archway leading to the Dining Room, Inner Hallway, Bedroom 2 and Bathroom/ w.c with a white suite. On the first floor is a spacious Landing, Bedroom 1 with exposed beams and Bathroom/ w.c with a white suite. Externally there is a open plan pebbled front garden and side garden providing off street parking facilities whilst to the rear is an enclosed paved patio garden. Stanhope is a popular location on the banks of the River Wear and in an area of outstanding natural beauty. Weardale House is located in the centre of the village close to shops, doctors, dentist, primary school and leisure facilities. An excellent network of roads provide easy access to Crook, Bishop Auckland, Consett and Durham.

Viewing is highly recommended.

## Open Plan Lounge/Dining Room/Kitchen

### Lounge

12'8 x 9'8 increasing to 10'0 (3.86m x 2.95m increasing to 3.05m)

Entrance door to the side elevation, two sealed unit double glazed windows to front elevation, t.v. aerial point, telephone point, central heating radiator, archway to the dining room, access through to the kitchen.

### Dining Room

11'4 x 7'6 (3.45m x 2.29m)

Two sealed unit double glazed windows to the front elevation, staircase leading to the first floor, central heating radiator and panelled door leading to the inner hallway.

### Kitchen

8'6 x 7'2 (2.59m x 2.18m)

Sealed unit double glazed window to the rear elevation. Fitted with wood effect floor and wall units with fitted work surfaces having a tiled splash back surround incorporating a stainless steel sink unit with mixer tap, built in oven and four ring hob with extractor hood above, space for a fridge and central heating radiator.

## Inner Hallway

Panelled doors leading to bedroom two and bathroom/w.c.

## Bedroom Two

12'10 x 8'4 increasing to 9'0 (3.91m x 2.54m increasing to 2.74m)

Two sealed unit double glazed windows to the rear elevation and central heating radiator.

## Bathroom/W.C.

8'2 x 5'10 (2.49m x 1.78m)

Sealed unit double glazed to the rear elevation, white suite comprising bath with shower over, wash hand basin, and low level w.c., ceramic tiling to the walls, extractor fan and central heating radiator.

## First Floor Landing

Skylight window to the front elevation, sloping ceiling with exposed beams, eves storage area, cupboard housing gas boiler, central heating radiator and pine latch doors leading to bedroom one and bathroom/w.c.

## Bedroom One

15'4 x 13'8 max (4.67m x 4.17m max)

Skylight window to the front and rear elevation, sloping ceiling with exposed beams, eves storage area, central heating radiator and sealed unit double glazed window to the side elevation with pine surround.

## Bathroom/W.C.

6'2 x 8'4 increasing to 9'0 (1.88m x 2.54m increasing to 2.74m)

White suite comprising bath with mixer tap, and shower attachment, wash hand basin, low level w.c., part ceramic tiling to the walls, extractor fan, central heating radiator and skylight window to the rear elevation.

## Outside

Pebbled car parking area to the front and side, paved patio garden to the rear enclosed by timber fencing with garden shed.

The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non- refundable Reservation Fee which secures the transaction and takes the property off the market. The buyer will be required to sign an Acknowledgment of Reservation form and all terms and conditions can be found in the Legal Pack which can be downloaded for free from the auction section of our website



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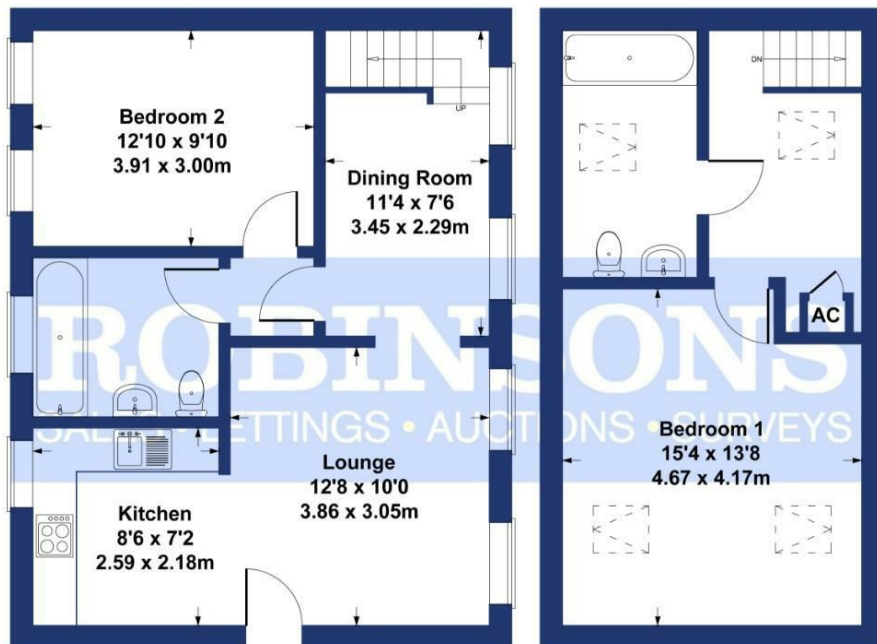
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## Weardale House, Stanhope

Approximate Gross Internal Area  
934 sq ft - 87 sq m



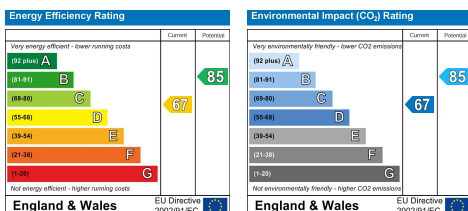
GROUND FLOOR

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. 2018



### DURHAM SALES & LETTINGS OFFICE

DURHAM CITY

1 Old Elvet  
DH1 3HI

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

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45 Front Street  
DH3 3BH

T: 0191 387 3000

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11 Cheapside  
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T: 01388 420444

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### DARLINGTON

7 Duke Street  
DL3 7RX

T: 01325 484440

E: info@robinsonsdarlington.co.uk

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26 Stokesley Road  
TS7 8DX

T: 01642 313666

E: info@robinsonsmiddlesbrough.co.uk

### BISHOP AUCKLAND

120 Newgate Street  
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

### STOCKTON

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TS18 1SY

T: 01642 607555

E: info@robinsonstockton.co.uk

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DURHAM CITY

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T: 0191 383 9994 (option 2)

T: 0191 383 9994 (option1) (Lettings)

E: admin@robinsonslettings.co.uk

### CROOK

Royal Corner  
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

### SEDFIELD

3 High Street  
TS21 2AU

T: 01740 621777

E: info@robinsonssedfield.co.uk

### HARTLEPOOL

106 York Road  
TS26 9DE

T: 01429 891100

E: info@robinsonshartlepool.co.uk

### INGLEBY BARWICK

Barwick Lodge  
TS17 0RH

T: 01642 762944

E: info@robinsonsbarnwick.co.uk

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Royal Corner, Crook, County Durham, | Tel: 01388763477 | info@robinsonscrook.co.uk

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