



Allerton Court, Stanhope, DL13 2FB  
3 Bed - House  
£280,000

**ROBINSONS**  
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# Allerton Court

## Stanhope, DL13 2FB

\* NO ONWARD CHAIN \* STONE BUILT FAMILY HOME \* PRIVATE LOCATION \* COUNTRYSIDE VIEWS \* SPACIOUS ACCOMMODATION \* DRIVEWAY \* ENCLOSED GARDEN \* LOCATED IN A POPULAR MARKET TOWN \* AN INTERNAL VIEWING IS A MUST \*

Located in this exclusive housing development on the outskirts of Stanhope shared with only a handful of other properties is this stunning three bedroom semi-detached house. The property has attractive decoration throughout along with spacious living accommodation, ideal for families.

Outside there is a driveway for at least two vehicles and a raised garden area, enjoying fantastic countryside views.

The property is warmed via oil central heating and has double glazed windows majority being timber sash, the internal floor plan comprises; entrance porch, lounge with inglenook fire place and staircase leading to the first floor landing, spacious dining room with sash windows to front and side aspects. To conclude the ground floor there is a well appointed kitchen, which is extensively fitted with a range of maple style wall base and drawer units. To the first floor there are three double bedroom, the master having the benefit of an en-suite shower room and a family bathroom with four piece suite.

Immediately to the rear of the property there is a raised garden which is mostly laid to lawn with a timber decking area, enjoying the fantastic views on offer. To the side of the house is the driveway which will allow parking for at least two vehicles.

Stanhope has a range of 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.

We highly recommend an internal viewing to fully appreciate this property, please contact Robinsons today to arrange yours.



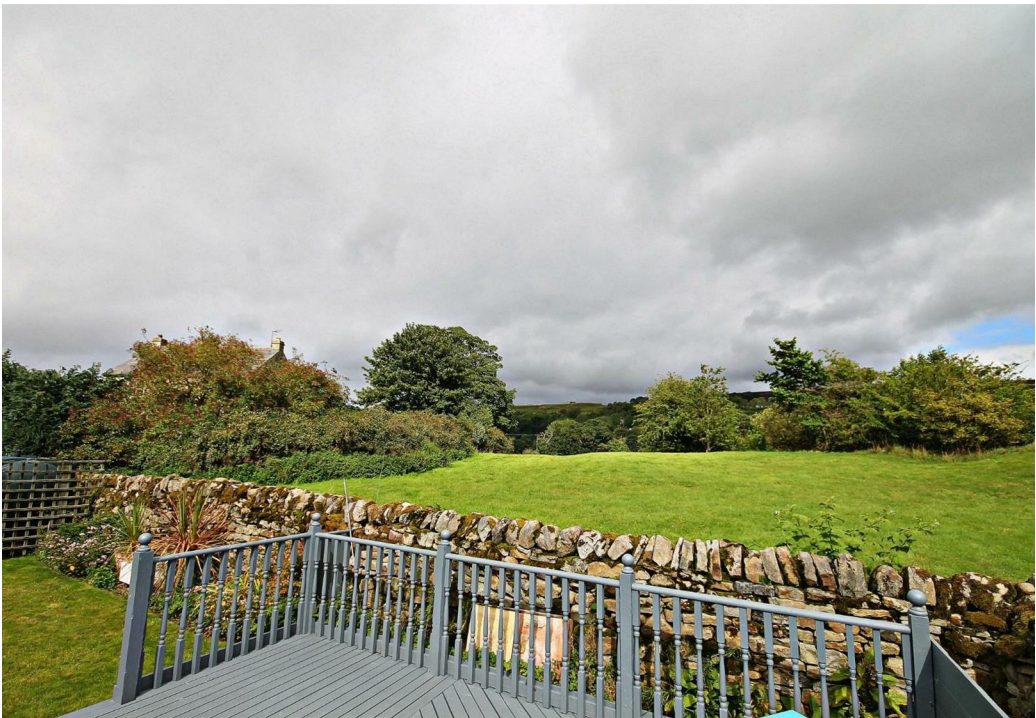
















### **Entrance Porch**

### **Lounge**

20'2x16'2 (6.15mx4.93m)

### **Dining Room**

18'02x10'09 (5.54mx3.28m)

### **Kitchen**

18'01x9 (5.51mx2.74m)

### **First Floor Landing**

### **Bedroom One**

18'01x10'09 (5.51mx3.28m)

### **En-Suite Shower Room**

### **Bedroom Two**

16'07x12'07 (5.05mx3.84m)

### **Bedroom Three**

10'06x8'10 (3.20mx2.69m)

### **Family Bathroom**

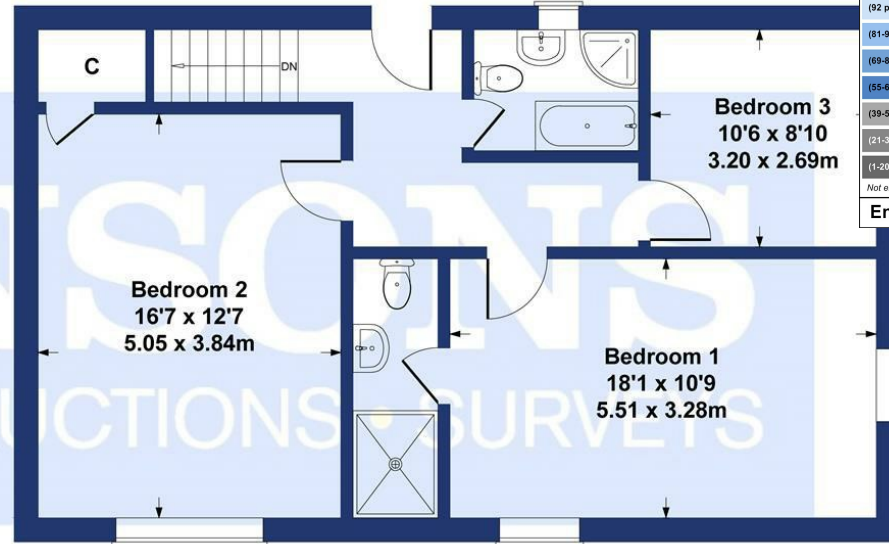


# Allerton Court, Stanhope

Approximate Gross Internal Area  
1411 sq ft - 131 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. 2020

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	78
(55-68) <b>D</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		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	69
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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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