



**Ashcroft, Stanhope, DL13 2NP**  
**2 Bed - House - Semi-Detached**  
**£119,950**

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# Ashcroft Stanhope, DL13 2NP

\* BEAUTIFULLY MODERNISED \* FINISHED TO A SUPERB STANDARD \* STYLISH DECORATION THROUGHOUT \* GENEROUS SIZE GARDENS \* POPULAR LOCATION \* COUNTRYSIDE VIEWS \* GAS CENTRAL HEATING AND UPVC DOUBLE GLAZED WINDOWS \* INTERNAL VIEWING HIGHLY RECOMMENDED \*

This beautifully modernised two double bedroom semi-detached house is located in a fantastic elevated position and enjoys countryside views to the front and woodland area to the rear.

The property has spacious accommodation throughout and the current owners have greatly improved the property over the years with UPVC double glazed windows, gas combination boiler, modern kitchen and bathroom, landscaped gardens and modern decoration throughout.

The internal floor plan comprises; welcoming hallway with large storage cupboard, lounge with window to front aspect enjoying pleasant views, large kitchen/dining room which is extensively fitted with a wide range of units with some integral appliances, walk in storage cupboard and space for dining table.

To the first floor there are two double bedrooms, both having built in storage cupboards and a family bathroom with four piece suite including bath and separate shower cubicle.

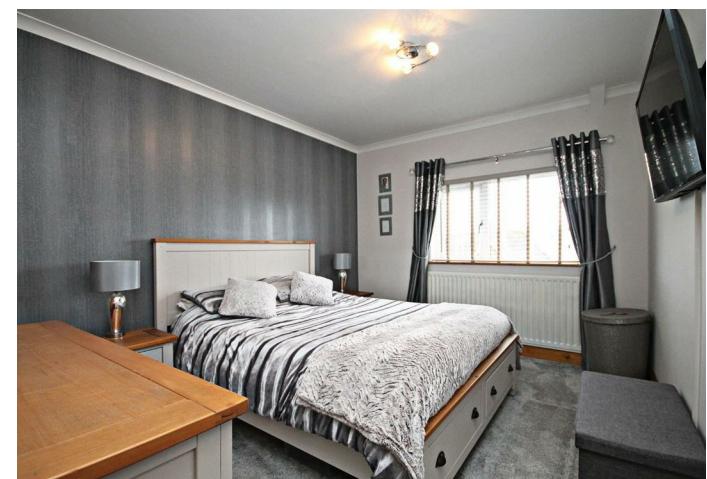
Outside the property has a landscaped front garden which would have potential for off street car parking.

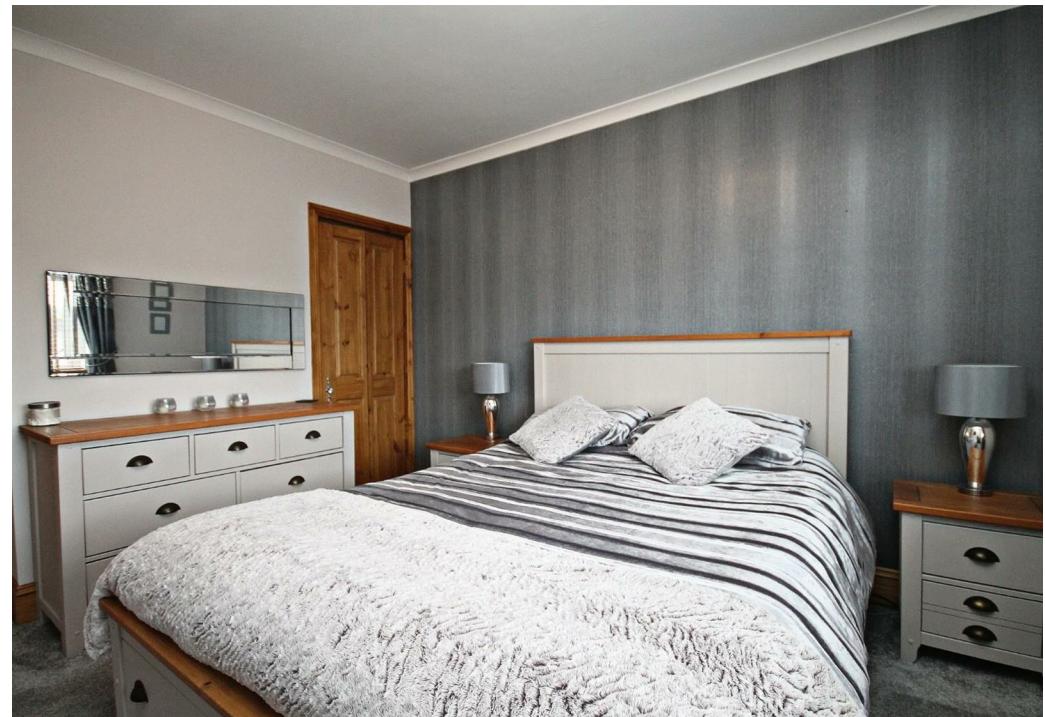
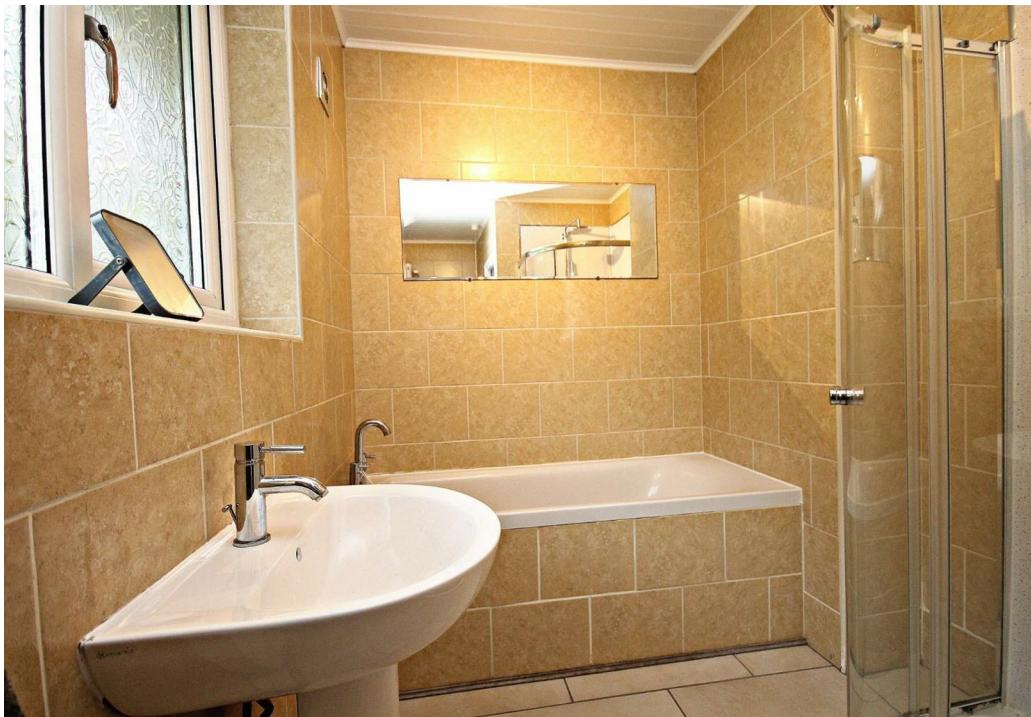
To the rear the garden is enclosed, mostly laid to lawn with patio area towards to the top of the garden. It has a good degree of privacy not being directly overlooked.

Ashcroft is well positioned being a short walking distance to primary schooling. It is also walking distance of the shopping facilities Stanhope has to offer including, bakery, butchers, pharmacy, cafes, public houses, health centre and the popular Durham Dales Centre.

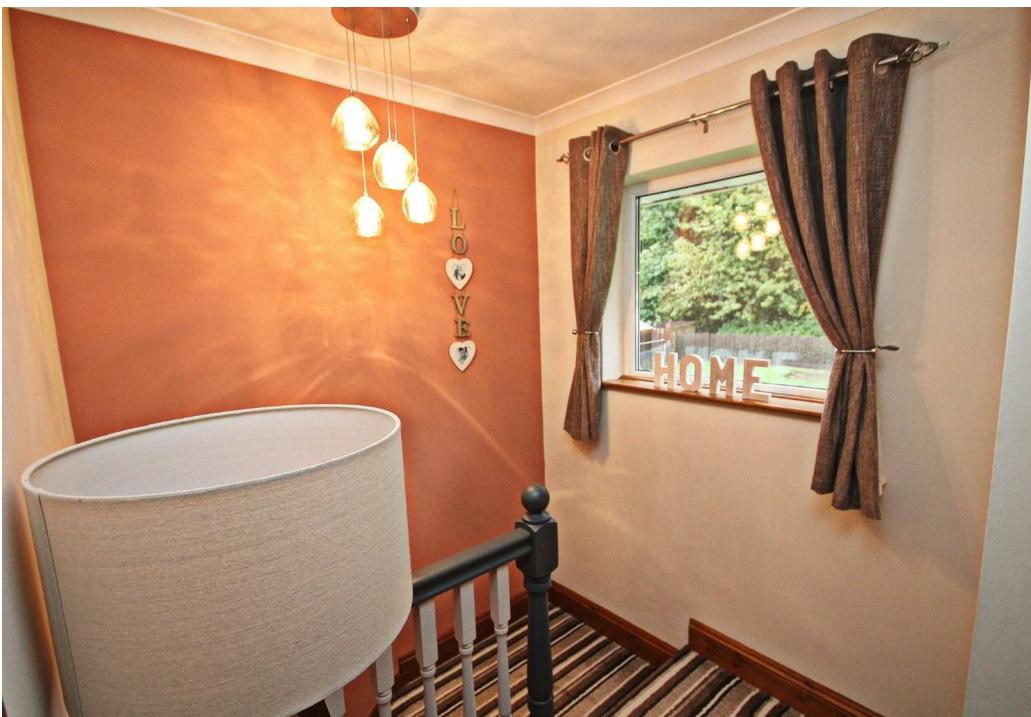
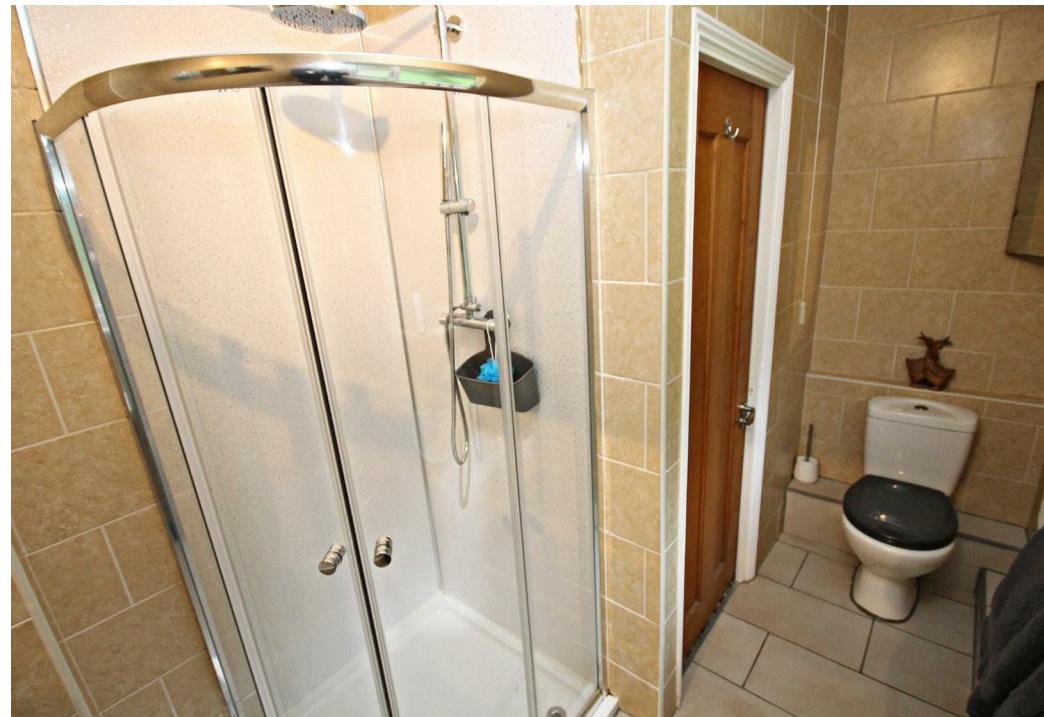
Bus links are also within walking distance giving access to neighbouring villages and schooling is close by. Stanhope is a popular tourist village with beautiful riverside walks.

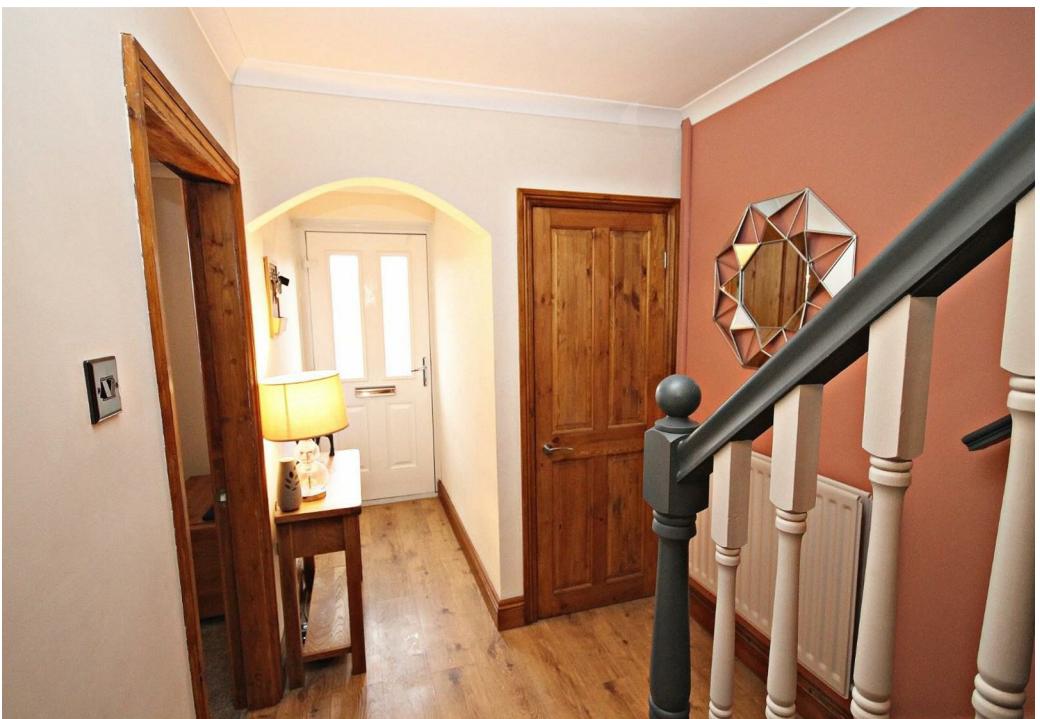
An internal viewing is highly recommended.







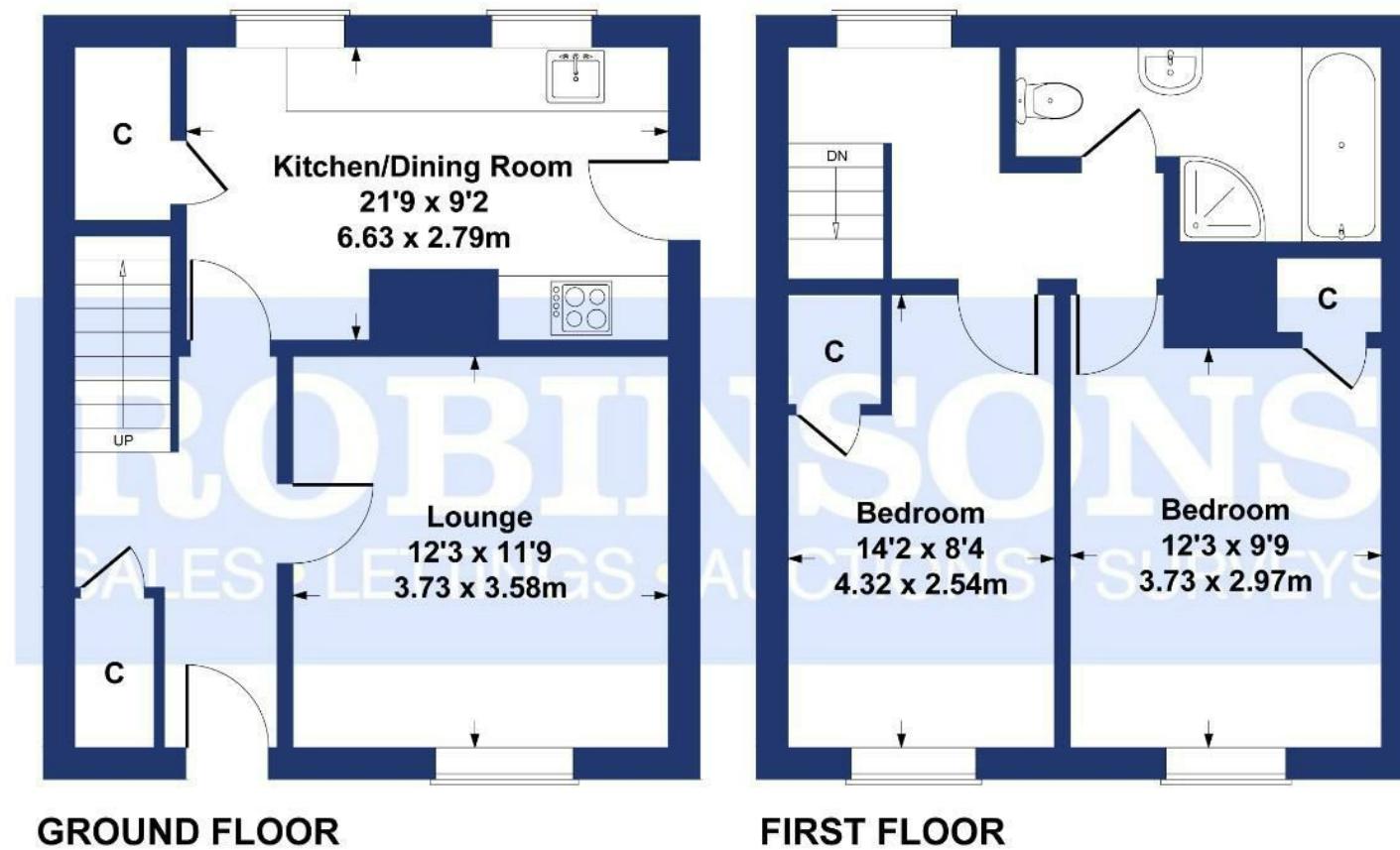




# Ashcroft Stanhope

Approximate Gross Internal Area

815 sq ft - 76 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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.

Produced by Potterplans Ltd. 2020



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