



Rose Terrace, Stanhope, DL13 2PE  
3 Bed - House - Mid Terrace  
Guide Price £99,950

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For sale by modern auction, guide price £99,950 plus reservation fee.

Auction end date is 17th December 2020 1:30pm, if interested please submit your bid before then.

\* REAR GARDEN AND OFF STREET PARKING \* NO FORWARD CHAIN \* COMPETITELY PRICED \* COUNTRYSIDE VIEWS \* RARELY AVAILABLE \* TWO RECEPTION ROOMS \* GROUND FLOOR SHOWER ROOM PLUS FIRST FLOOR BATHROOM \* GAS CENTRAL HEATING AND DOUBLE GLAZED WINDOWS \* VIEWING HIGHLY RECOMMENDED \*

This rarely available three bedroom mid terrace house with the benefit of garden and off street car parking is offered to the sales market with a competitive asking price and no forward chain. The property has been well looked after over the years and has re-fitted shower room to the ground floor and re-fitted bathroom to the first. It is also warmed by gas central heating and has double glazed windows.

The spacious floor plan comprises of; entrance vestibule, hallway with staircase leading to the first floor landing. Lounge with bay window to the front aspect, dining room, kitchen, ground floor shower room. To the first floor there are three good size bedrooms and a family bathroom with three piece suite, including shower over bath.

Outside the property has an enclosed forecourt to the front and yard to the rear. Over the back lane is where the garden is located. It has a gravelled hardstanding to the front which would be ideal for off street car parking and this leads to the lawned garden area which enjoys pleasant views over the local countryside.

Stanhope is a popular market town which offers a wide range of amenities including, bakery, butchers, pharmacy, cafes, public houses, health centre and the popular Durham Dales Centre. It also has a primary school and bus links giving access to other neighbouring towns and villages.

We feel an internal viewing is a must to fully appreciate this property, please contact Robinsons today to arrange yours.

#### **Modern auction information**

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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## Rose Terrace, Stanhope

Approximate Gross Internal Area  
1186 sq ft - 110 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	A		
107-91	B		
89-90	C		
69-81	D		
55-64	E		
39-54	F		
21-38	G		
1-20			
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	A		
107-91	B		
89-90	C		
69-81	D		
55-64	E		
39-54	F		
21-38	G		
1-20			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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