



**** BEAUTIFULLY APPOINTED ** ** THREE BEDROOM COTTAGE ** ** SUMPTUOUS INTERIOR DESIGN **
**** HIGHLY SOUGHT AFTER STAINDROP VILLAGE ** ** COUNTRYSIDE VIEWS TO THE REAR ******

We anticipate demand to be high for this deceptively spacious mid terraced cottage pleasantly positioned in the desirable Staindrop village, where one can walk for miles and enjoy scenic beauty or simply enjoy the peace of your own garden. It benefits of double glazing, most of which is uPVC, gas central heating and is in excellent decorative order throughout.

In our opinion it will appeal to a variety of buyers including a first time buyer, family or as an investment opportunity and we have no hesitation in recommending an internal viewing.

GROUND FLOOR

A light and airy hallway giving a good first impression when entering through the front door, an excellent sized lounge enjoying views to the front, perfect for entertaining family and friends leading through to the well appointed kitchen/diner providing a good range of wall and base units with laminate work surfaces incorporating a stainless steel sink unit with mixer tap, electric cooker point, plumbing for an automatic washing machine, space for a fridge/freezer and ample space for a table and chairs. From the kitchen runs through to a rear lobby and ground floor w.c. with white suite.

FIRST FLOOR

With a useful cupboard and hatch allowing loft access, three well appointed bedrooms, two of which with fitted wardrobes and a bathroom with three piece white suite comprising of panelled bath with overhead shower, wash hand basin and w.c.

EXTERNALLY

There is an open lawned garden to the front and enclosed manageable garden to the rear laid to lawn along with a useful garden shed. There is pedestrian access leading to the countryside and views overlooking a stream. Parking is available on the road in front.

Winston Road, Staindrop, DL2 3NP
3 Bed - House - Terraced
Offers In The Region Of £165,000

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ENTRANCE VESTIBULE

LOUNGE

16'4x12'9 (4.98mx3.89m)

KITCHEN/DINER

19'5x10'3 (5.92mx3.12m)

REAR LOBBY

GROUND FLOOR W.C.

FIRST FLOOR LANDING

BEDROOM

12'9x10'11 (3.89mx3.33m)

BEDROOM

10'3x10' (3.12mx3.05m)

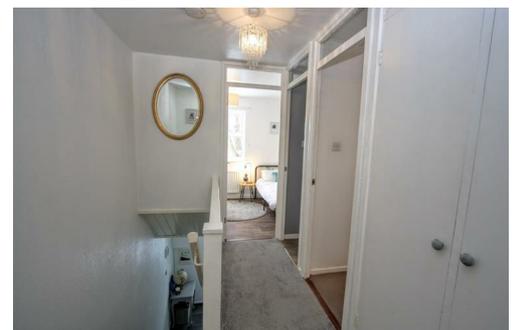
BEDROOM

9'x7'4 (2.74mx2.24m)

BATHROOM/W.C.

FRONT ELEVATION

REAR GARDEN



Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. 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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Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Winston Road

Approximate Gross Internal Area
1054 sq ft - 98 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. 2021

Energy Efficiency Rating	
Current	Potential
64	82

Very energy efficient - lower running costs
 (92-100) A
 (81-91) B
 (69-80) C
 (54-68) D
 (39-53) E
 (21-38) F
 (1-20) G
 Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ emissions
 (99-100) A
 (89-98) B
 (81-88) C
 (75-80) D
 (69-74) E
 (63-68) F
 (57-62) G
 Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

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