

Eastcroft

Stanhope DL13 2NT

Chain Free £170,000

Venture
PROPERTIES









This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.









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Eastcroft

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- Three Bedroom Semi Detached Home
- EPC Grade D
- Rear Enclosed Yard
- CHAIN FREE
- Kitchen/Breakfast Room
- Lovely Location Within Stanhope
- Deceptively Spacious
- First Floor Bathroom

Nestled in the picturesque area of Eastcroft, Stanhope, this terraced house, built in 1890, offers a delightful blend of character and modern living. With three well-proportioned bedrooms, this property is perfect for families seeking a comfortable and inviting home.

As you step inside, you will be greeted by a deceptively spacious reception room that provides an ideal setting for family gatherings and entertaining guests. The layout is designed to enhance family dining experiences, making it a wonderful space for creating lasting memories. The stone-built exterior adds to the property's charm, reflecting the rich history of the area.

The location is truly remarkable, situated in an area of outstanding natural beauty, which offers a serene environment for outdoor enthusiasts and those who appreciate nature. Additionally, the property is conveniently located near reputable schools, making it an excellent choice for families with children.

This terraced house not only provides ample living space but also embodies the warmth and character of a traditional family home. With its blend of historical charm and modern convenience, this property is a rare find in the desirable Stanhope area. Whether you are looking to settle down or invest in a family-friendly home, this property is sure to meet your needs and exceed your expectations.

Ground Floor

Entrance Hallway
With composite front entrance door under stairs storage cupboard housing gas boiler and stairs rising to first floor.

Lounge
14'9" x 11'11" (4.517 x 3.655)
With central heating radiator and uPVC double glazed window to front.

Kitchen/Dining Room
18'10" x 11'4" (5.748 x 3.457)
Fitted with a range of wall and base units with contrasting work surfaces over, stainless steel sink unit with mixer tap, plumbing for washing machine and dishwasher, tiled flooring, central heating radiator and uPVC double glazed window to side And rear entrance door.

First Floor

Landing
Having loft hatch and uPVC double glazed window to side

Bedroom One
14'10" x 11'3" (4.541 x 3.450)
Central heating radiator and uPVC double glazed window to front.

Bedroom Two
12'3" x 11'1" (3.735 x 3.402)
Having central heating radiator and uPVC double glazed window to rear.

Bedroom Three
10'9" x 7'2" (3.290 x 2.185)
Central heating radiator and uPVC double glazed window to front.

Bathroom/wc
Paneled bath having shower over, wc, wash hand basin, tiled flooring and central heating radiator.

Exterior
There is a rear enclosed yard having artificial grass.

Other General Information
Other General Information
Tenure: Freehold
Gas and Electricity: Mains
Sewerage and water: Mains
Broadband: Superfast Available Highest Available Download Speed 80 Mbps Highest Available Upload Speed 20 Mbps
Mobile Signal/coverage: Good with EE, O2, Three and Vodafone. But we do recommend you check with your provider.

Council Tax: Durham County Council, Band: B Annual price: £1979.16 (Maximum 2026)
Energy Performance Certificate Grade D
Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.
Flood Risk: Very Low from Surface Water. Very Low from Rivers and Seas.
Disclaimer
The preceding details have been sourced from the seller, OntheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Crook) Limited cannot accept liability for any information provided.
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

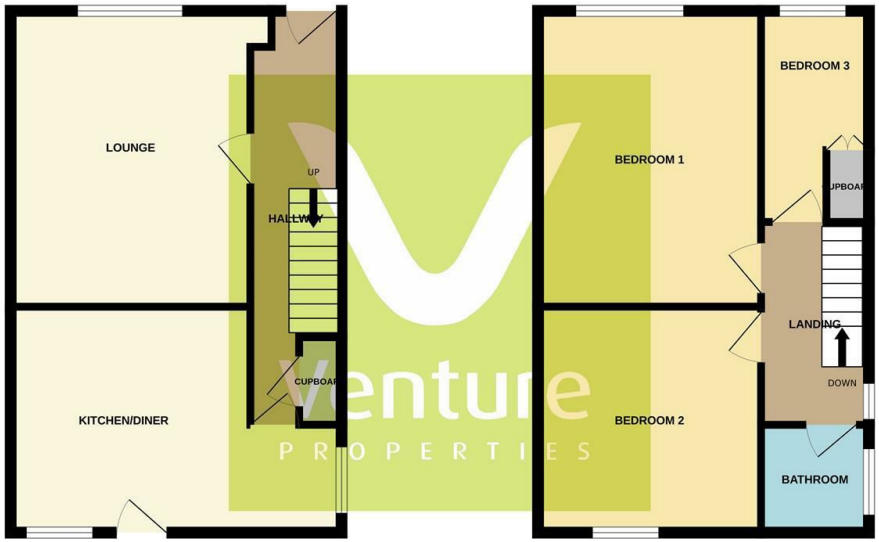
Energy Performance Cerificate
To view the full Energy Performance Certificate for this property, please use the following link:

https://find-energy-certificate.service.gov.uk/energy-certificate/9350-2015-7600-2106-7775

EPC Grade D

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Information

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