



Coronation Gardens, Staindrop, DL2 3JZ
2 Bed - House - End Terrace
£140,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Coronation Gardens

Staindrop, DL2 3JZ

Robinsons are delighted to offer to the sales market this spacious two-bedroom end-terrace home, situated in the desirable semi-rural village of Staindrop. Occupying a generous corner plot, the property benefits from large, enclosed gardens and offers well-proportioned accommodation, making it an ideal purchase for a range of buyers, including first-time buyers, small families and those looking to enjoy village life surrounded by beautiful countryside.

The property is warmed via gas central heating with a Baxi combination boiler and benefits from UPVC double-glazed windows. In recent years, the home has been improved with a new kitchen and bathroom, together with the installation of a solid-fuel stove in the lounge.

The accommodation briefly comprises an entrance into the fitted kitchen, which features a range of wall, base and drawer units, an integrated ceramic hob and oven, dishwasher, space for a fridge/freezer and washing machine, together with a useful understairs storage cupboard. The lounge/dining room provides ample space for both seating and dining furniture and features a charming solid-fuel stove, with pleasant views over the gardens. A rear hallway provides access to the garden and stairs leading to the first floor.

To the first floor are two double bedrooms. The principal bedroom is particularly spacious, benefiting from two windows and offering potential, subject to any necessary permissions and requirements, to divide the room and create a third bedroom. The bathroom is fitted with a three-piece suite comprising a bath with shower over, wash hand basin and WC.

Externally, the property occupies a generous corner plot, with an enclosed garden extending around three sides of the house. The gardens provide an excellent outdoor space for families, keen gardeners or those simply looking to enjoy the benefits of a larger-than-average garden.

Staindrop is a popular and well-regarded village, offering a range of local amenities including shops, schooling













Agents Notes

Council Tax: Durham County Council, Band B - Approx. £2,039 p.a

Tenure: Freehold

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – no

Probate – NA

Rights & Easements – None known, check with seller

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – check with seller

Planning Permission – Check with seller.

Accessibility/Adaptations – any alterations or conversions etc.

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

"Get ready for speedier, smoother and more successful sales with Sale Ready properties!

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches.

The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes:

Evidence of title

Standard searches (regulated local authority, water & drainage & environmental)

Protocol forms and answers to standard conveyancing enquiries

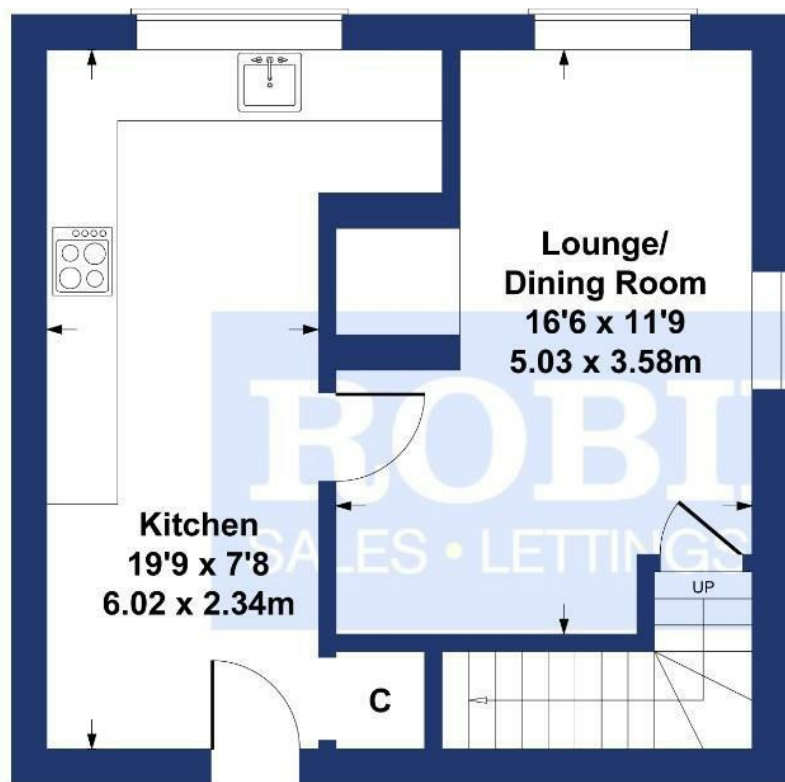
The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion."



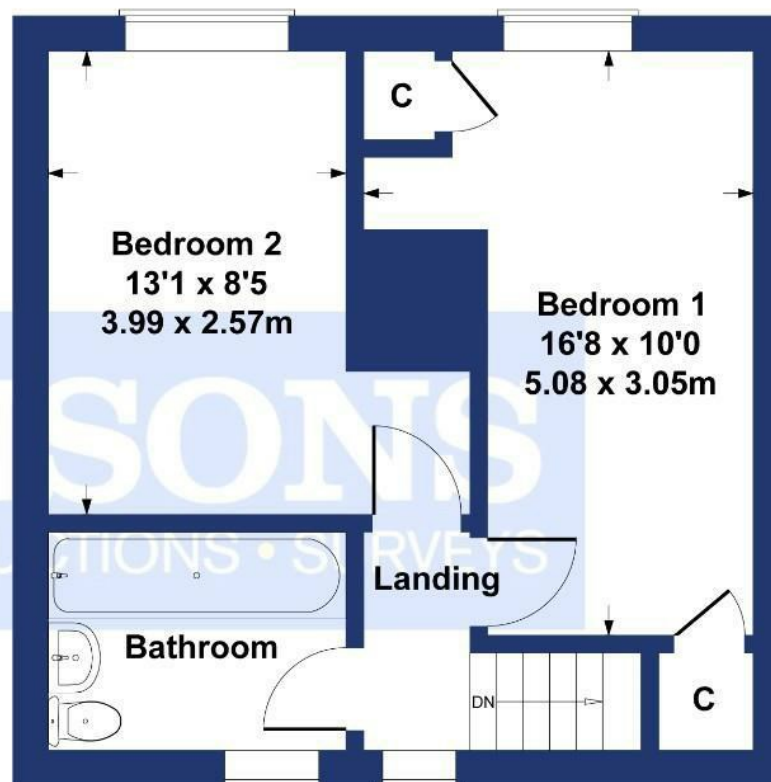
Coronation Garden Staindrop

Approximate Gross Internal Area
787 sq ft - 73 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		72
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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. 2026

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.



120 Newgate Street, Bishop Auckland, DL14 7EH
Tel: 01388 458111
info@robinsonsbishop.co.uk
www.robinsonsestateagents.co.uk

