





As far as the eye can see...!

You could spend a lot of time looking out the window from this one! South facing with nothing but open farmland directly in front, these uninterrupted 180 degree views are simply "Outstanding"!

Welcome to "Danehill" in Little Stainton. Stockton-On-Tees. A delightful detached house on a generous corner plot, looking for a new owner to make it their own. With two well-proportioned bedrooms, and a small third bedroom / office and family bathroom upstairs, this property is ideal for someone looking for a rural retreat but not looking for the extra workload of looking after lots of land. There's plenty of it to look out over, just sit back and enjoy the vista. The two inviting reception rooms provide ample opportunity for relaxation and entertaining with open plan kitchen / dining.... Kitchen needs updating but make it your own, how would you do it?

There is also a large utility and 2nd toilet on the ground floor, with access through to a LARGE garage.

Located on a corner plot with garden on 3 sides there is gated access to the rear leading to garage with potential to create loads of "off road" parking if you need it. You could potentially park a motor home and use this as your rural peaceful retreat.

Little Stainton is a tranquil village with good community spirit, close to Bishopton and the amazing Sunday Lunches at The Talbot. 10 minutes from Darlington, easy access to the A66 for transport links making it an excellent choice for those looking to escape the hustle and bustle of city life while still enjoying easy access to local amenities. This property presents a wonderful opportunity to create a warm and welcoming home in a picturesque setting. Whether you are a first-time buyer or looking to relocate, this house is sure to meet your needs and exceed your expectations. Don't miss the chance to make this charming residence your own.







- Views views VIEWS...!!
- Corner plot
- 3 bedrooms
- Large attached garage
- \*\*\* NO ONWARD CHAIN.
- Detached property, rural setting
- Off road access to the side / rear
- Formal reception room and open plan kitchen / diner
- Potential for lots of off street parking

#### GENERAL INFORMATION:

Tenure: Freehold

Services: oil heating, mains electric, septic tank and anaerobic digester

\*\*\*Deed of easement for anaerobic digester over neighboring property.

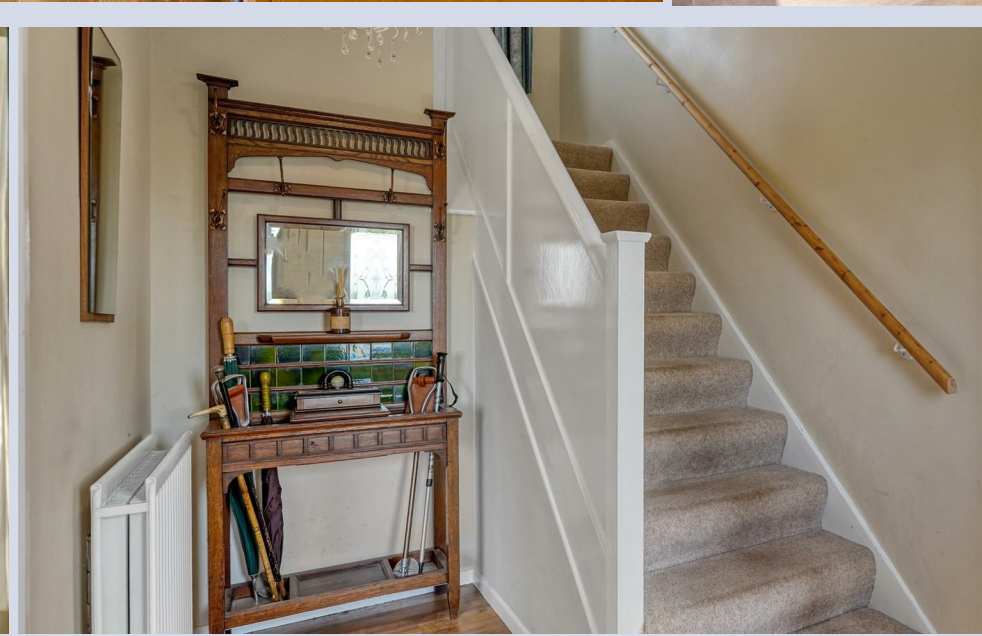
Double glazing

Local Authority: Darlington Borough Council (Tax Banding D)

#### Buyers Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.









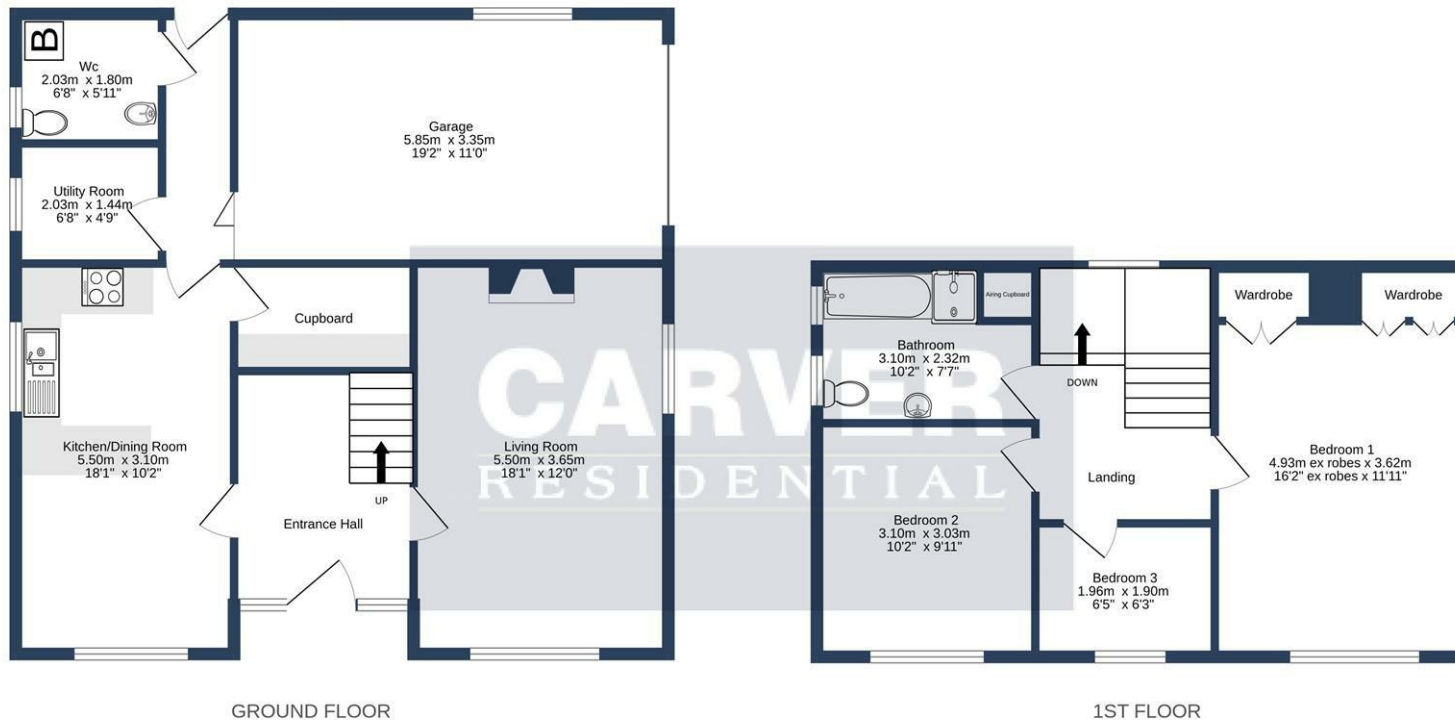












DANEHILL, LITTLE STANTON. TS21 1HN.

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| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
| Very energy efficient - lower running costs | Current | Potential               |
| A (92-100)                                  |         |                         |
| B (81-91)                                   |         |                         |
| C (69-80)                                   |         |                         |
| D (55-68)                                   |         |                         |
| E (39-54)                                   |         |                         |
| F (21-38)                                   |         |                         |
| G (1-20)                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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