



VENTURE  
PLATINUM



Dales Terrace | Stanhope  
Offers Over £300,000





CHAIN FREE.

We are delighted to offer to the market this rare and very attractive four bedroom semi detached property located in the heart of Stanhope, a picturesque market town within the Durham Dales.

Stanhope is a hustling community with a range of local amenities including post office, doctors, convenience store, bakery, butchers, green grocer and many more. Stanhope serves as a gateway to the North Pennines Area of Outstanding Natural Beauty offering beautiful surroundings, countryside and fell walks, the river wear providing an idyllic backdrop for the Town, riverside walks with trails to the park, the ford is popular location with walkers being able to cross the river via giant stepping stones and ideally placed for the commuter with good road links to Durham, Darlington and Newcastle.

The heart of the Town is home to Stanhope Castle, beautiful Church, the market cross and historic fossil tree with an abundance of history.

The property in brief comprises of entrance porch, inner hallway, two reception rooms plus kitchen/diner and utility/rear entrance and ground floor WC. To the first floor four bedrooms and family bathroom and externally having wrap around gardens to three sides, garage and off road parking.

This property really isn't one to be missed.

### Ground Floor

#### Entrance

Accessed via a UPVC entrance door into a useful porch having original coving and a dado rail with a panelled glass door leading into the inner hallway.

#### Hallway

A spacious and welcoming inner hallway, stairs rise to the first floor, central heating radiator, solid wood carved balustrade and original coving and decorative archway.

#### Lounge

Located to the front elevation of the property a bright room flooded with natural light from a UPVC double glazed bay window, neutral fire surround with marble hearth and inset and a neutral electric style log burning stove and mirror over. There is still a gas connection behind if anyone wished to reinstate. Central heating radiator, coving and ceiling rose to retain the character of the property.

#### Sitting Room

Brightened by two UPVC windows one of which is floor to ceiling enjoying views over the patio and garden to the side of the property. Wooden mantle with marble hearth and inset and gas fire, central heating radiator, decorative beamed ceiling and dado rail.

#### Kitchen Diner

Located off the inner hallway is access into the dining kitchen, there is a useful under stair storage cupboard ideal for cloaks hanging, an archway leads through into the dining part of the room.

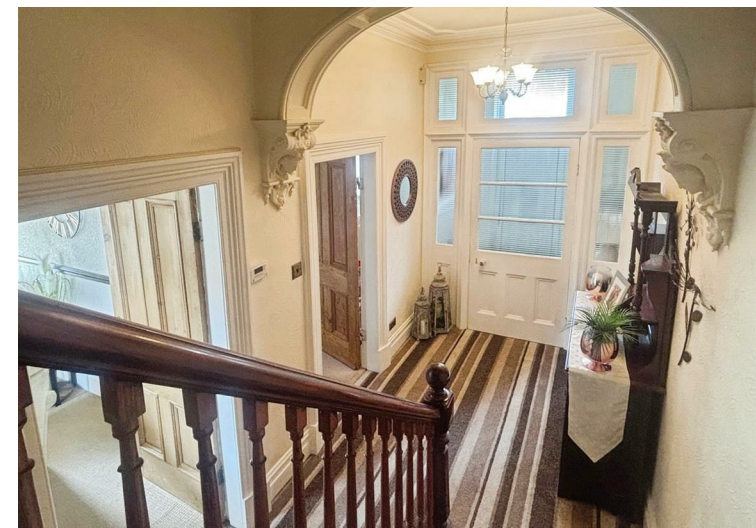
The dining room has UPVC window and door to the side of the property, central heating radiator, wall mounted electric fire with ample space for an extendable family dining table. A double opening leads into the kitchen and utility area fitted with an extensive range of solid wood base and wall units, with laminate work surfaces over and glass splash backs. Integrated electric oven and hob with extractor above, washing machine, fridge and freezer and housing for a dishwasher. There is a breakfast bar seating area, decorative shelving, wine storage, stainless steel sink unit with UPVC window with views over the rear garden above and further base units in the utility/rear entrance of the property.

It is our understanding that the cooker and the washing machine were installed in July 2025.

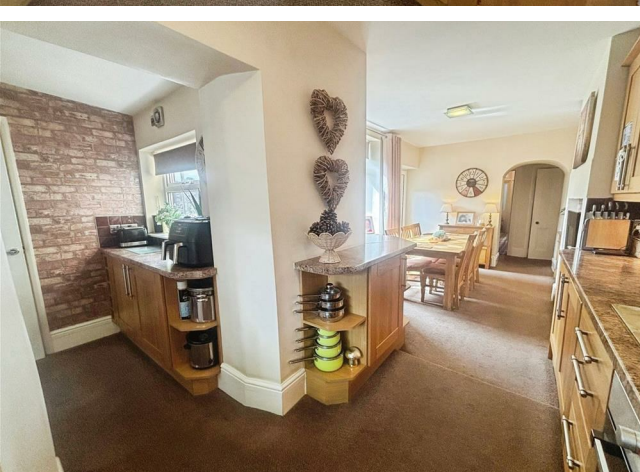
In the rear entrance there is a further UPVC window and door leading to the rear and side of the property and a central heating radiator.

#### WC

Fitted with WC, wooden window, central heating radiator and space for a shower is required.







#### First Floor

##### Landing

Stairs rise from the inner hallway and provide access to the first floor accommodation and the loft via a split level staircase. The entrance to the loft is via a useful storage cupboard with wooden steps up. It is our understanding the loft is fully boarded and insulated.

##### Bedroom One

Located to the front elevation of the property having two UPVC windows with views over the village and rolling countryside beyond, central heating radiator and fitted wardrobes with matching drawer unit and bedside cabinets. Original feature coving retaining the character.







#### Bedroom Two

Located to the rear elevation of the property having UPVC window over looking the neighbouring fields, central heating radiator and fitted wardrobes to one wall.

#### Bedroom Three

Located to the rear elevation of the property having two UPVC windows, central heating radiator and wash hand basin with under counter storage. There is a further cupboard housing the gas central heating boiler.

#### Bedroom Four

Located to the front elevation of the property currently used as a study by the current vendors having UPVC window and central heating radiator.

#### Bathroom/WC

Fitted with a three piece suite comprising corner bath, wash hand basin set on a vanity storage cabinet, WC, wall mounted mirror with further storage, central heating radiator and obscured UPVC window.





#### Exterior

To the front of the property stone steps lead to the front door with a crazy paved pathway leading to the side of the property. Mainly laid to lawn bounded by dry stone walling, with mature shrub and flower borders. To the side of the property the pathway sweeps round to the paved area to the side having a fish pond and further shrub and flower borders. A wrought iron gate leads into an enclosed yard area with water connection and a door into the garage and property.

To the rear of the property which is vehicular access to the side allows off road parking for two cars. Stone steps lead to the rear garden bounded by dry stone walling and fencing, mainly laid to lawn with raised paved seating areas or hard standing for a shed.

#### Garage

Having up and over door power and lighting. There are two personnel doors one to the side and one to the rear.

#### Agents Note

In accordance with the Estate Agency Act 1979 we advise that the seller is a relative of an employee of Venture Properties

#### Agents Note

Please note that the neighbouring property has a right of access over the pathway in the back garden to their garden.

#### Agents Note

There are TV connections located in the lounge, sitting room, kitchen, bedroom one, two, three and four. Telephone points in the sitting room, dining room, bedroom one and four.

#### Energy Performance Certificate

To view the Energy Performance Certificate for the property please use the following link:-

<https://find-energy-certificate.service.gov.uk/energy-certificate/2310-3055-3201-5225-1200>

EPC Grade D

#### Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast broadband available. Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.

Mobile Signal/coverage: Likely with EE and O2.

Council Tax: Durham County Council, Band: E Annual price: £3,016.22 (Maximum 2025)

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 risk of surface water flooding. Very low risk of flooding from rivers and the sea.

This property has been vacant for a number of months, additional council tax charges may be payable upon completion.

#### 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.









# 19 Dales Terrace | Stanhope



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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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