



## Union Lane

Stanhope DL13 2UZ

Offers In The Region Of £225,000

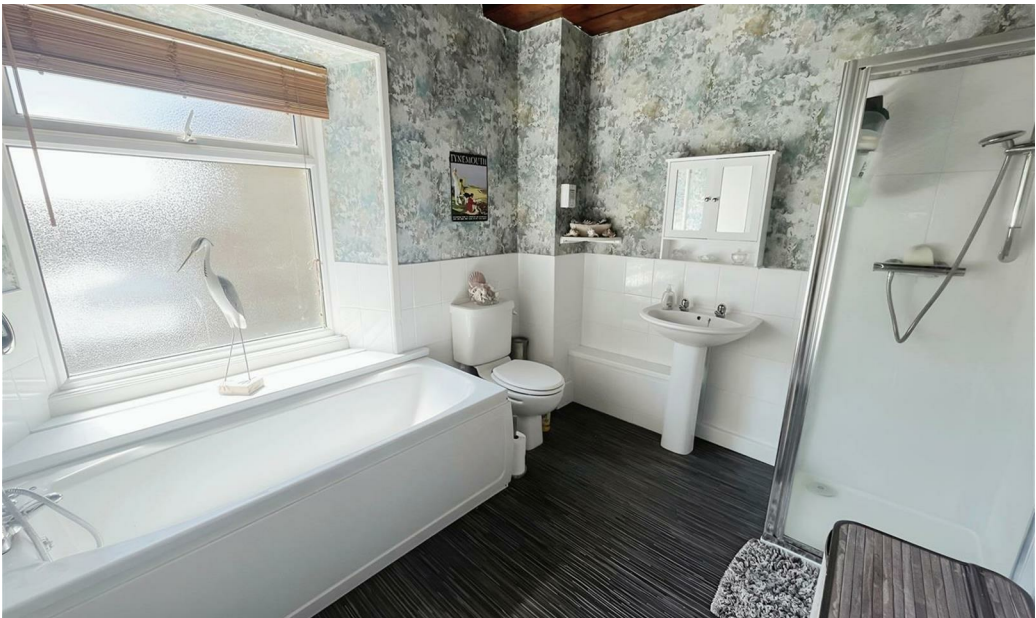






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# Union Lane

## Stanhope DL13 2UZ



- Detached
  - EPC Grade D
  - Roof Terrace
- Semi-Rural Location
  - Utility and Conservatory
  - MUST SEE
- Over Three Floors
  - Three Separate Patio Areas
  - Weardale

A lovely three Bedroom property located in Stanhope, Stanhope is a rural village with a range of amenities, schooling and recreational facilities and nicely located for the commuter with road links to Durham, Darlington, Consett and the A68.

The property was originally four bedrooms however the current vendors opened two rooms into one so there is the potential to convert back should you wish. In brief the accommodation is spread over three floors, having dining kitchen, utility, conservatory, family bathroom, two wc's, three bedrooms, and Lounge. Externally there are three separate patio seating areas one being a roof terrace enjoying the views over the rooftops and countryside beyond.

### First Floor

#### Entrance

Accessed via a UPVC entrance door, steps lead down into an inner hallway which provides access to a useful storage area and a utility. UPVC window.

#### Utility

9'3" x 7'2" (2.826 x 2.202)

Having space and plumbing for a washing machine and tumble dryer, central heating radiator and ample space for further free standing appliances. Wooden window looks into the conservatory.

#### Kitchen Diner

17'5" x 15'7" (5.321 x 4.751)

Fitted with a range of wooden base and wall units with laminate work surfaces over and tiled splash backs. Integrated electric oven, gas hob, extraction fan, dishwasher and fridge freezer. One and half bowl stainless steel sink unit, UPVC window with far reaching countryside views, central heating radiator and a lovely decorative inglenook. There is ample space for a family dining table.

#### Conservatory

9'1" x 10'6" (2.778 x 3.217)

Having UPVC patio doors and UPVC windows either side, which lead out on to a south facing patio balcony. Central heating radiator and access to a useful storage cupboard.

### Ground Floor

#### Inner Hallway

Stairs lead down to the ground floor and up to the third floor and access to the family bathroom. UPVC window and storage cupboard.

#### Family Bathroom/WC

Fitted with a four piece suite comprising bath with handheld shower head attachment over, separate shower cubicle, wash hand basin and WC. Obscured UPVC window and central heating radiator. Access to a useful linen storage cupboard which also houses the gas combination boiler.

#### Rear Entrance

Accessed via a UPVC door, stairs rise to the first floor and doors leading to the ground floor bedroom accommodation. Central heating radiator and access to a useful storage cupboard.

#### Bedroom Two

14'8" x 9'5" (4.493 x 2.872)

Located to the far end of the property having UPVC window and central heating radiator.

#### WC

Having WC, wash hand basin and is partially tiled.

#### Bedroom Three

18'9" x 8'9" (5.716 x 2.674)

Originally this room was two bedrooms but has been changed by the current vendors to make once space.

Having wood effect laminate flooring, two central heating radiators, UPVC window and UPVC door leading to the front elevation of the property.

### Second Floor

#### Lounge

15'6" x 14'11" (4.740 x 4.565)

Stairs rise from the inner hallway and provide access to a spacious and welcoming lounge area, having a dual aspect with two UPVC windows allowing far reaching countryside views from both sides of the property. An exposed stone wall with archway feature and a central heating radiator.

#### Master Bedroom

11'6" x 9'8" plus dressing area (3.527 x 2.966 plus dressing area)

Located off the lounge a door provides access into a small dressing area and beyond to the main bedroom. Having UPVC window and central heating radiator.

#### WC

Having WC and floating sink unit.

#### Exterior

To the front of the property are two separate patio seating areas with mature shrub and flower borders blinded by fencing.

The larger area of the two has access to a useful storage area and stone steps lead to the rear of the property.

On the first floor accessed from the conservatory is another cute and welcoming seating area to enjoy the far reaching views - all of which are south facing so enjoy the sun most of the day.

#### Energy Performance Certificate

To view the full Energy Performance Certificate please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0310-2852-8260-2827-1745>

EPC Grade D

#### Agents Note

We understand this property is unregistered, therefore at the point of purchase first registration will be required. For further information please contact your legal representative or solicitors for clarification.

#### 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

Council Tax: Durham County Council, Band: C Annual price: £2,088.88 (Maximum 2024)

Energy Performance Certificate Grade D

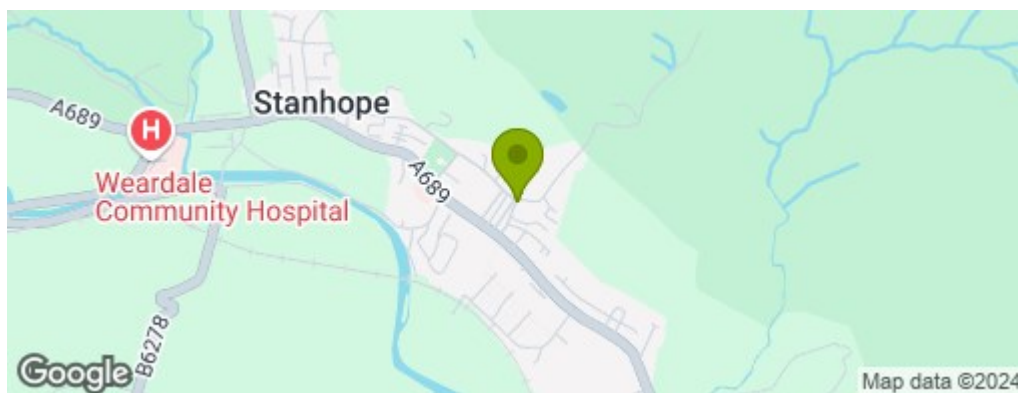
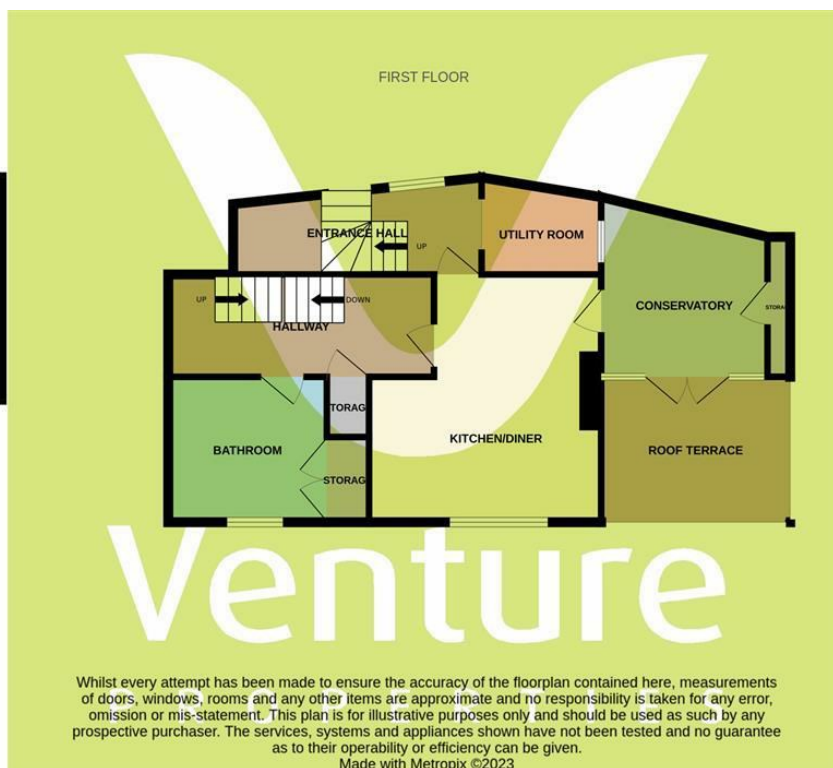
Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: low risk of surface water flooding, very low risk of flooding from rivers and the sea Conservation Area & Designated date (If applicable): Stanhope, Designated 1972 amended 1989

#### 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.





## Property Information

Council Tax Band C - Durham County Council  
Tenure - Freehold

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