

GEORGE F. WHITE



70 ASHCROFT

STANHOPE • BISHOP AUCKLAND • COUNTY DURHAM • DL13 2NW

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Wolsingham 6 Miles • Consett 12 Miles • Bishop Auckland 16 Miles

Excellent semi detached family home • Three bedrooms •
Ground floor extension offering flexible accommodation • Set
on a large plot close to local amenities • Gardens to front, rear
and side elevations • Pleasant views • No onward chain

Guide Price £120,000

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The Area

The property is quietly situated within a pleasant residential area of the small market town of Stanhope amidst open countryside and has easy access to a host of fell side walks, cycle tracks and bridleways. Stanhope is known for being within an area of outstanding natural beauty and is popular amongst tourists.

Stanhope has a range of day to day facilities including doctors and dental surgeries, primary school, petrol station, public houses and a number of other local businesses to service the property. Schooling for children and teenagers can be found at Wolsingham which has a regular bus service and is within a 15 minutes drive.

The close by towns of Bishop Auckland and Barnard Castle can be accessed in less than 30 minutes by car and offer a more comprehensive range of facilities including supermarket together with college and additional leisure and professional services.

Newcastle, Durham and Darlington can be reached in under an hour by car each having a mainline railway station offering national links. There are also international airports offering both domestic and international flights at Newcastle and Durham Tees Valley, they can both be reached in 45 minutes by car.

The Property

70 Ashcroft is an extended three bedroom semi detached family home which offers spacious and flexible accommodation throughout alongside pleasant countryside views. The property is set on a large plot with well maintained gardens, is fully UPVC double glazed and is heated via a gas



fired central heating system. This family home would be suited to a variety of purchasers, including first time buyers and those with a dependant relative.

The entrance to the property is via a UPVC double glazed door which leads into the entrance hallway, with stairs to the first floor accommodation ahead. To the left hand side is the dining room which has a dual aspect view to the front and side and a picture rail to the walls.

Returning to the hall, leading from the dining room is the living room. Situated to the front of the property, the room is well lit by a bay window, is heated by a gas fire set on a hearth, while a picture rail to the walls completes the room.

The kitchen is to the rear of the property and is fitted with a range of wooden wall and base mounted storage units which are topped with contrasting working surfaces which incorporate a stainless steel sink and drainer unit. Integral appliances include an electric double oven and electric hob with extractor fan over, there is also space for a freestanding fridge or freezer. The walls are fully tiled and an under stair storage cupboard is also utilised as a pantry.

From the kitchen is the properties extension, an inner hallway allows access to the side garden via a UPVC double glazed door and leads to all further ground floor accommodation. Comprising of a ground floor bathroom which has a white suite which includes a low level WC, small wash hand basin and a panel enclosed bath. The room is lit by opaque windows to the side and rear. There is also a further reception room from here which has plumbing for a washing machine and is also lit via dual aspect windows. This flexible room is suitable for a variety of purposes, including a utility room, further bedroom

or reception room.

To the first floor there are three bedrooms, the master is a good sized double and is situated to the front of the property. It is fitted with a range of bedroom furniture including wardrobes and dressing table. The second bedroom is also a double and is again to the front of the property. It is fitted with a wash hand basin set within a vanity unit and also benefits from a shower cubicle with electric shower. The third bedroom is a good sized single and is to the rear of the property and has open views over roof tops and beyond.

The accommodation is completed with the family bathroom. Situated to the rear of the property and lit via an opaque window, it comprises of a low level WC, wash hand basin and panel enclosed bath. There is also an airing cupboard which houses the boiler.

Externally

The property is wall enclosed and to the front there is a small pebbled forecourt which offers raised flowering beds, there is both pedestrian and wheelchair access to the front. To the side of the property there is a well maintained and spacious garden which is predominantly laid to lawn and has planted borders and shrubbery. There is also a wooden shed and space for a green house. To the rear of the property there is also a yard with space for potted plants and a table and chairs.

Energy Performance Certificate

The property is currently EPC rated -

Directions

From Wolsingham travel for approximately 6 miles through the village of Frosterley and on into Stanhope. Travel through the market place, pass the town hall taking the very next right hand turn and proceed onto Paragon Street. Follow the road and climb the hill turning right signposted 63-70 Ashcroft. The property is located in the right hand side and is identified by a George F White for sale board.

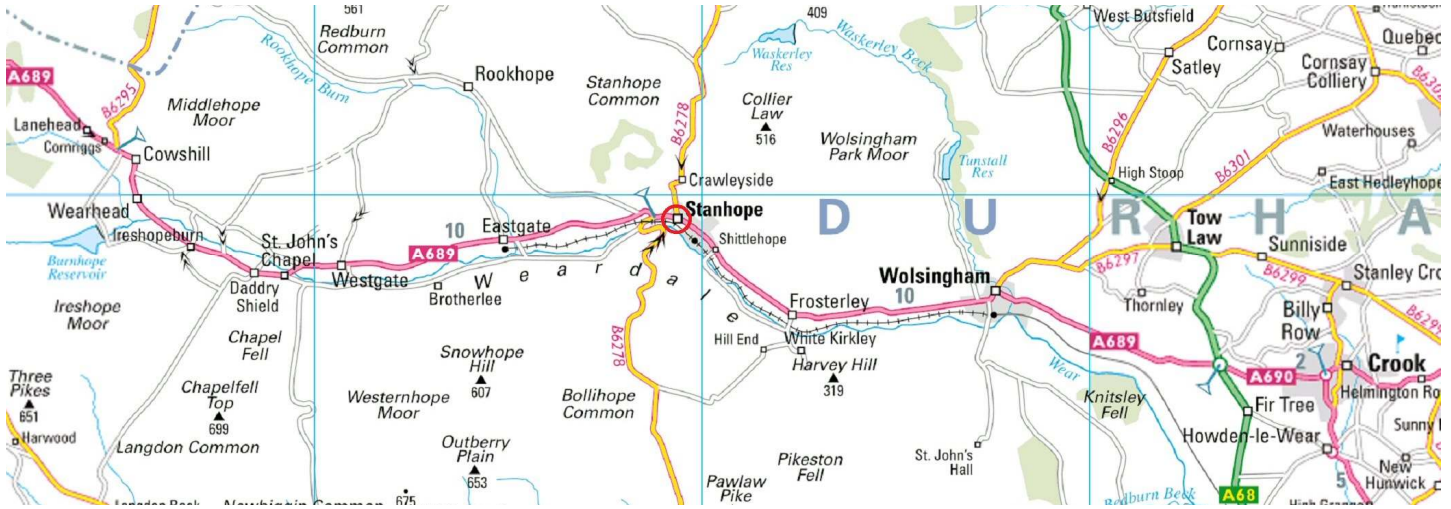
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