

GEORGE F. WHITE



15 PARAGON STREET

STANHOPE • BISHOP AUCKLAND • COUNTY DURHAM • DL13 2NN

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Consett 12 Miles • Bishop Auckland 16 Miles • Durham 20 Miles

Pleasant mid terraced property • Two bedrooms • Enclosed
yard to rear with useful outhouse • Set close to local
amenities • Ideal starter home/investment property

Offers Over £99,950

Wolsingham 01388 529579
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The Area

Stanhope is a thriving community at the heart of Weardale, an Area of Outstanding Natural Beauty, with easy access to surrounding countryside. It boasts all necessary facilities, such as doctors and dental surgeries, primary school, churches, cafes and restaurants, petrol station, and a number of local independent businesses. The nearest secondary school is at Wolsingham Comprehensive and Sixth Form College, which is 6 miles away, and pupils may also attend at Barnard Castle or Alston. Newcastle, Durham and Darlington are commutable by car in under an hour and have connections to national rail network. Newcastle International Airport is also just 31 miles away.

The Property

15 Paragon Street is a well-presented mid terraced property conveniently situated close to local amenities. Benefitting from gas fired central heating and spacious accommodation throughout, the property would ideally suit a variety of purchasers.



The main entrance leads into the reception vestibule, which in turn leads into the living room. Warmed by a multi-fuel stove set within an inglenook with stone surround and hearth, the living room is flooded with natural light courtesy of the window facing the front aspect.

The kitchen is situated to the rear of the property, and is fitted with a range of base and wall mounted storage units topped with contrasting worktops which incorporate a stainless steel sink with mixer tap and drainer unit. Integral appliances include an electric oven, gas four ring hob with extractor fan above, whilst there is also space for a freestanding fridge/ freezer and washing machine. The kitchen also provides access to the useful under stair storage cupboard, as well as the rear porch.

The master bedroom is located at first floor level, and is a well proportioned double situated to the front of the property. The second bedroom is located to the rear and is a good sized single, which could also be utilised as a nursery or home office.

The family bathroom is fitted with a white suite comprising of a low level WC, wash hand basin set upon a pedestal and panel enclosed bath with mains fed shower over. The family bathroom is fully tiled and benefits from a useful airing cupboard which houses the gas combination boiler.

Externally

To the rear of the property there is an enclosed yard which provides a pleasant seating area, as well as a useful outhouse.

Note

1. There is a right of access from the rear, which leads to the front of the property via a neighbouring archway.

Energy Performance Certificate

This property is currently rated 'D'.

Directions

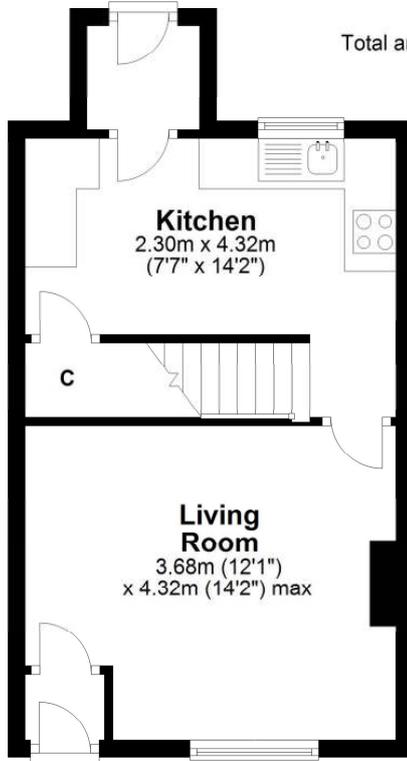
From Wolsingham travel for approximately 6 miles, through the village of Frosterley, and on into Stanhope. Travel through the market place passed the police station taking the very next right hand turn. Paragon Street is directly ahead and the property will be found on the left hand side identified by a George F White for sale board.

IMPORTANT NOTICE

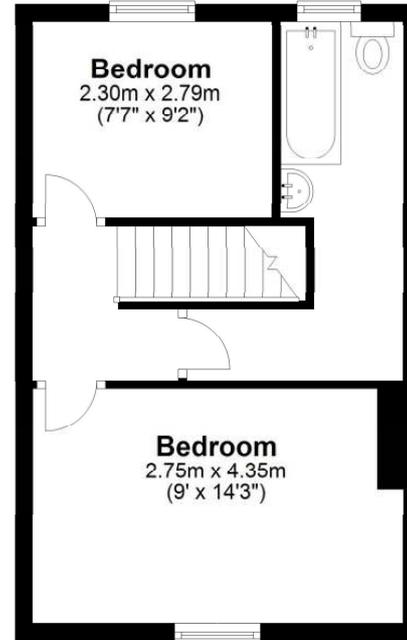
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Total area: approx. 65.1 sq. metres (700.6 sq. feet)



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for George F. White by Vue3sixty Ltd



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