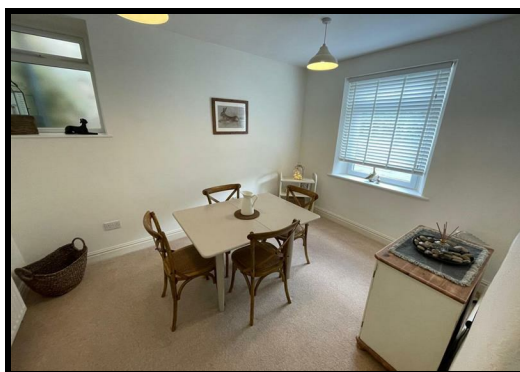




58 Winston Road, Darlington Offers Over £165,000

Offered For Sale with No Onward Chain. A truly outstanding opportunity has arisen to acquire one of only a few two bed roomed double fronted stone built cottages occupying a most pleasing position on Winston Road within the popular and much sought after Village of Staindrop. This charming property is within walking distance of a range of local amenities including, a first class Primary and Junior School, a general store, tea rooms, cafés and a Village pub. With accommodation over two floors, in brief the property is comprised of an entrance porch way, a spacious and most versatile ground floor living accommodation including a living room, sitting room, dining room and kitchen. To the upstairs of the property there are two double bedrooms and a bathroom. Externally there is a private pleasant west facing rear yard which has been designed for low maintenance and is ideal for outdoor entertaining. There are also two outhouses providing useful storage. Both outhouses benefit from power and light and one of them is large enough to be utilised as a workshop. This property would suit a number of purchasers including first time buyers and investors looking to use the property as a holiday rental. Offering impressive, ready to move into accommodation, the need for internal viewing is paramount in order to appreciate this beautiful residence.



58 Winston Road, Darlington

General Remarks

Offered For Sale with NO ONWARD CHAIN

A superb opportunity has arisen to acquire a beautifully presented two bed roomed double fronted stone built cottage occupying a most pleasing position within the highly regarded village of Staindrop

Gas Fired central heating

Double glazed windows throughout

Council Tax band B

The property has recently undergone a number of improvements yet retains an abundance of charm and character.

We recommend viewings at the earliest opportunity to avoid disappointed

Location

Staindrop is a highly regarded Village which is situated within the heart of the Durham Dales in County Durham. The Village benefits from a wealth of amenities including a superb Primary and Secondary school, a post office, and a number of shops and public houses/restaurants. The historic market Towns of Barnard Castle and Darlington are located within easy reach of Staindrop. Darlington has a direct train service to London Kings Cross in approximately 2 hours 20 minutes offering superb commuter access. Staindrop is also home to the Historic and most spectacular Raby Castle. The Castle is surrounded by 200 acres of lush green parkland, where herds of red and fallow deer live wild.

Entrance Porch Way

The property is entered through a composite door leading into a welcoming entrance porch way. The porch way benefits from a fitted bench seat, shelf and coat hooks.

Living Room

13'11" x 8'2"

The beautifully presented living room is situated to the front elevation of the property. Decorated in neutral tones and benefiting from a UPVC double glazed window and a wooden fire surround, with tiled inserts and hearth and a living flame gas fire.

Sitting Room

10'10" x 10'10"

There is a further sitting room warmed by a cast iron radiator, tastefully decorated in neutral tones and benefiting from a UPVC double glazed window overlooking the front of the property, feature beams to the ceiling and an under stairs cupboard providing useful storage.

Dining Room

9'6" x 12'9"

The dining room is warmed by a central heating radiator, is tastefully

decorated in neutral tones and benefits from a hatch giving access to the attic which is boarded out and has lighting and double glazed windows to the front and side elevations of the property.

Kitchen

18'6" x 6'2"

The modern kitchen is fitted with a range of wall, floor and drawer units with contrasting worktops incorporating a stainless steel sink and drainer. The kitchen is warmed by two central heating radiators and benefits from laminated flooring, feature beams to the ceiling, three double glazed windows overlooking the rear of the property and a number of integrated appliances including an electric oven and hob with over head extractor hood, a fridge and an automatic washing machine. A part glazed wooden stable door leads out to the rear yard.

First Floor Landing

A staircase leads to the first floor landing.

Bedroom One

11'9" x 10'7"

A double bedroom warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a UPVC double glazed window overlooking the front elevation of the property and a cupboard which houses the Baxi combination boiler and provides useful storage.

Bedroom Two

8'3" x 13'11"

A further double dual aspect bedroom warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from UPVC double glazed windows overlooking the front and rear elevations. This bedroom benefits from far reaching views to the rear.

Bathroom

9'4" x 6'1"

The bathroom is fitted with a modern suite comprising of a panelled bath with a rain head shower, a newly fitted shower tap and shower screen, a wash hand basin and a low level WC. The bathroom is warmed by a central heating radiator and benefits from partially tiled walls and a UPVC double glazed window overlooking the rear of the property.

Externally

Externally there is a pleasant west facing rear yard which has been designed for low maintenance and is ideal for outdoor entertaining. There are also two outhouses providing useful storage. Both outhouses benefit from power and light and one of them is large enough to be utilised as a workshop.

