



32 CORONATION GARDENS

Staindrop, County Durham DL2 3LA



GSC GRAYS

PROPERTY • ESTATES • LAND

32 CORONATION GARDENS

Staindrop, County Durham DL2 3LA

Ideal first time buyer or investment property, requiring refurbishment. We are delighted to offer a three bedroom mid-terrace property with front and rear gardens, situated in the highly sought after village of Staindrop. No onward chain.

Barnard Castle 6 miles, Bishop Auckland 8 miles, Darlington 10 miles, Durham 20 miles (please note all distances are approximate). The property is located in the desirable village of Staindrop, a popular village ideally situated for easy access to local towns of Darlington, Bishop Auckland and Barnard Castle. The village of Staindrop benefits from both a primary and secondary school, post office, a number of shops and public house.



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GSCGRAYS.CO.UK



Accommodation

Ground Floor

With glazed entrance door to entrance hall with staircase to first floor and door to living room. The living room has a feature fireplace and double glazed window overlooking the front garden. The kitchen includes a matching range of wall and base units, double glazed window to rear elevation, cast iron stove and understairs storage cupboard. The utility room has a built-in storage cupboard, window to rear elevation and door to rear garden.

First Floor

With built-in storage cupboard and doors to two double bedrooms, one single bedroom, bathroom and separate WC.

Externally

To the exterior of the property there is a front garden mainly laid to lawn and a rear garden with timber built shed. The property benefits from a passageway leading to the rear of the property for bin access.

Tenure

The property is believed to be offered freehold with vacant possession on completion.

To the first floor rear of the master bedroom there is believed to be a small flying freehold.

Local Authority and Council Tax

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded B.

Particulars

Particulars written in June 2023.

Photographs taken in June 2023.

Services and Other Information

Mains electricity, drainage, and water are connected. Electric central heating.

Agent's Note

Note. Probate has been applied for, but it has not, as yet been granted. For further information contact GSC Grays Barnard Castle Office.

Disclaimer Notice

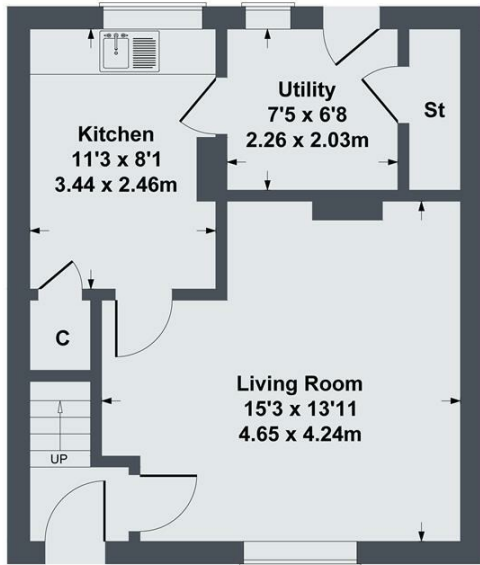
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5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

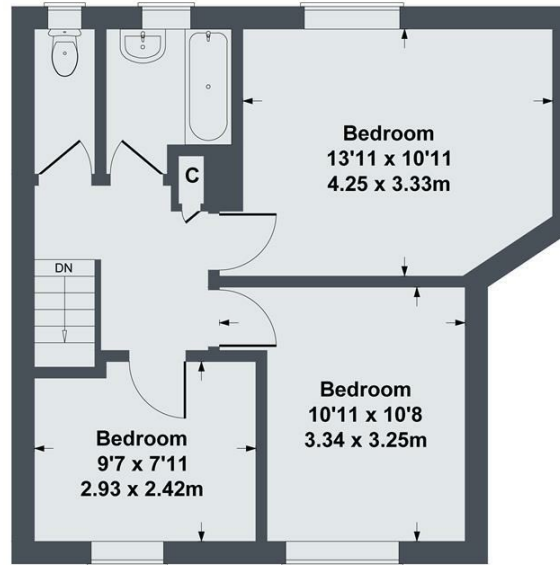


32 Coronation Gardens, Staindrop

Approximate Gross Internal Area
872 sq ft - 81 sq m



GROUND FLOOR



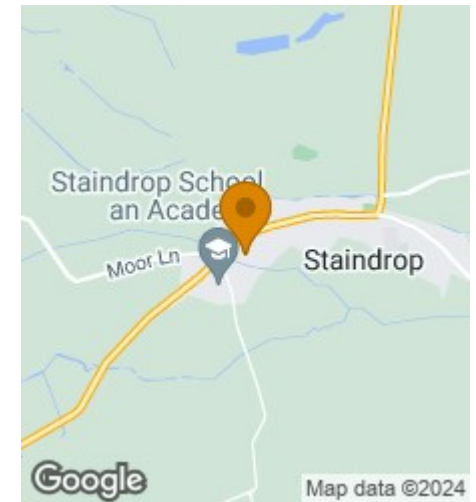
FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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