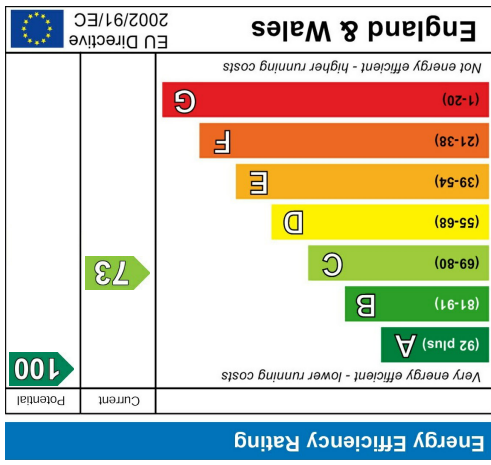


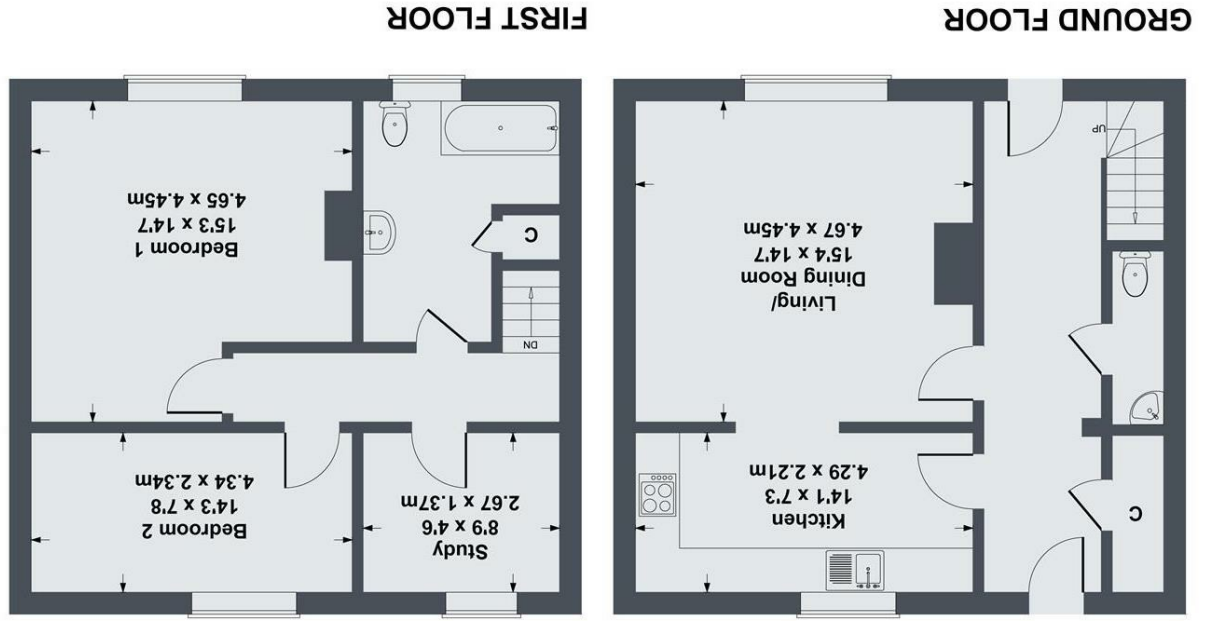
1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
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4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
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.

Disclaimer Notice



Black Swan Cottage, 40 Front Street, Staindrop DL2 3NH

Approximate Gross Internal Area
1072 sq ft - 99 sq m



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

BLACK SWAN COTTAGE

40 Front Street, Staindrop, County Durham DL2 3NH



BLACK SWAN COTTAGE

40 Front Street, Staindrop, County Durham DL2 3NH

Black Swan Cottage is a beautifully presented two bedroom mid-terrace property situated in the heart of the highly sought after village of Staindrop.

Barnard Castle 6 miles, Bishop Auckland 8 miles, Darlington 10 miles, Richmond 15 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, Richmond and Barnard Castle. The village of Staindrop benefits from both a primary and secondary school, post office, a number of shops and public house.



GSC GRAYS
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Accommodation

The accommodation briefly comprises entrance hall, cloakroom/wc, living/dining room, kitchen, first floor landing, two bedrooms and a house bathroom. To the exterior of the property there is an enclosed courtyard garden and designated off-street parking for two vehicles.

Ground Floor

With panelled entrance door leading into a spacious hallway with turn staircase to first floor and doors leading to living accommodation. The living/dining room has a feature fireplace, window to front elevation overlooking St Mary's Church and open archway through to kitchen. The kitchen comprises a matching range of wall and base units incorporating rolled edge worksurfaces with integrated fridge/freezer, built-in electric oven, hob and window to rear elevation. To the rear of the property there is a door to the rear courtyard garden, built-in storage cupboard with space and plumbing for washing machine. There is also a ground floor cloakroom/wc accessed via the hallway.

First Floor

Having a first floor landing with access to loft and doors to main bedroom with window to front elevation, bedroom two with window to rear elevation, study and house bathroom comprising a three piece suite with low level wc, pedestal wash hand basin and panelled bath with shower over.

External

To the rear of the property is an enclosed courtyard garden with fenced boundary and rear access gate.

Parking

The property is sold with the benefit of two designated off-street parking spaces to the rear.

Tenure

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

Local Authority and Council Tax

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded C.

Particulars

Particulars written in October 2023.

Photographs taken in October 2023.

Services and Other Information

Mains electricity, gas and drainage, and water are connected. Gas fired central heating.

