



30 FRONT STREET
Staindrop,



GSC GRAYS

PROPERTY • ESTATES • LAND

30 FRONT STREET

County Durham, DL2 3NH

We are delighted to offer a freehold building comprising a shop and four bedroom residential accommodation situated in the heart of the highly sought after village of Staindrop.

ACCOMMODATION

- * Income generating commercial unit
- * Four bedrooms
- * Living room
- * Dining kitchen
- * Two bathrooms
- * Village location
- * Enclosed courtyard garden



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Situation

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.

Commercial Unit/Shop

Glazed front shop currently used as a Hairdresser's, divided into two areas with separate bathroom facilities. The shop is currently let on an informal basis at a passing rent of £110 per week (including water rates). The current tenants are responsible for electrical supply and business rate.





Residential Accommodation

Ground Floor

With entrance door to front elevation leading through to an inner hallway with staircase to first floor and door to living room. The living room boasts a feature fireplace, exposed beams and double glazed patio doors to exterior. The property benefits from a second staircase to first floor from a rear hallway. The dining kitchen comprises a matching range of wall and base units incorporating rolled edge worksurfaces with stainless steel sink unit, tiled splashback, integral halogen hob, electric oven, extractor hood and double glazed patio doors to rear courtyard garden.

First Floor

From the first floor landing there is access to four double bedrooms and store room/possible study. There are two bathrooms on the first floor, the shower room comprising a step-in shower cubicle, pedestal wash hand basin and low level wc and the house bathroom comprises a three piece suite with panelled bath, pedestal wash hand basin and low level wc.



Externally

To the rear of the property there is an enclosed courtyard garden with a small outbuilding. There is pedestrian access to the front of the property via a covered alley.

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

Business Rates: To be confirmed

Particulars

Particulars written in August 2024.

Photographs taken in August 2024.

Conditions of Sale – Anti-Money Laundering

Should a purchaser(s) have an offer accepted on a property marketed by GSC Grays they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £37.50 plus VAT (£45.00 inc VAT) per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Services and Information

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

Owners Insight

Conveniently location with Barnard Castle, Bishop Auckland and Darlington all within 20 minute drive. Good schools with both primary and academy in the village. The property has good sized family accommodation with lots of nooks and crannies for the kids to play in. A pleasant yard to the rear, great for entertaining and very private.

30 Front Street, Staindrop DL2 3NH

Approximate Gross Internal Area
2165 sq ft - 201 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. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

- These particulars, including any plan are a general guide only and do not form any part of any offer or contract.
- All descriptions including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.
- Neither GSC Grays nor the vendor accept responsibility for any error that these particulars may contain however caused.
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- 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.
- Please discuss with us any aspects that are important to you prior to travelling to the view the property.