



66 WINSTON ROAD

Staindrop, County Durham DL2 3NN



GSC GRAYS

PROPERTY • ESTATES • LAND

66 WINSTON ROAD

Staindrop, County Durham DL2 3NN

We are delighted to offer a two bedroom semi-detached home offering huge potential, situated in the highly sought after village of Staindrop. Offered with 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.



GSC GRAYS

PROPERTY • ESTATES • LAND

12 The Bank, Barnard Castle, Co. Durham, DL12 8PQ

01833 637000

barnardcastle@gscgrays.co.uk

GSCGRAYS.CO.UK



Accommodation

The accommodation comprises entrance porch, hallway, cloakroom/wc, double reception room, kitchen, first floor landing, main bedroom with dressing room/walk-in wardrobe, second bedroom, shower room and separate WC. Externally, there is a front and rear garden, garage and off-street parking accessed via shared driveway.

Ground Floor

With timber panelled entrance door to entrance porch. The hallway has staircase to first floor and doors to ground floor accommodation. The cloakroom/WC comprises low level WC and wall mounted wash hand basin. There is a double reception room with both living and dining areas, feature fireplace and patio doors to rear garden. The kitchen comprises a matching range of wall and base units incorporating stainless steel sink unit with granite worksurfaces, integrated oven and hob, space and plumbing for washing machine, wall mounted gas central heating boiler and door to rear garden.

First Floor

With galleried landing and door to main bedroom with double glazed window overlooking the rear garden and door to dressing room (walk-in wardrobe/potential en-suite). The second bedroom has a double glazed window to front elevation, fitted wardrobes and fitted dressing table. The bathroom has a walk-in shower with pedestal wash hand basin. There is also a separate WC on the first floor.

Externally

There is a front garden mainly laid to lawn with planted borders. The rear garden is mainly laid to lawn with fenced and hedge boundaries. Patio area and side access gate.

Garage

Accessed via shared drive with parking for one vehicle. The garage has up and over door and measures 19'9 x 7'8.

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 January 2025.

Photographs taken in January 2025.

Services and Information

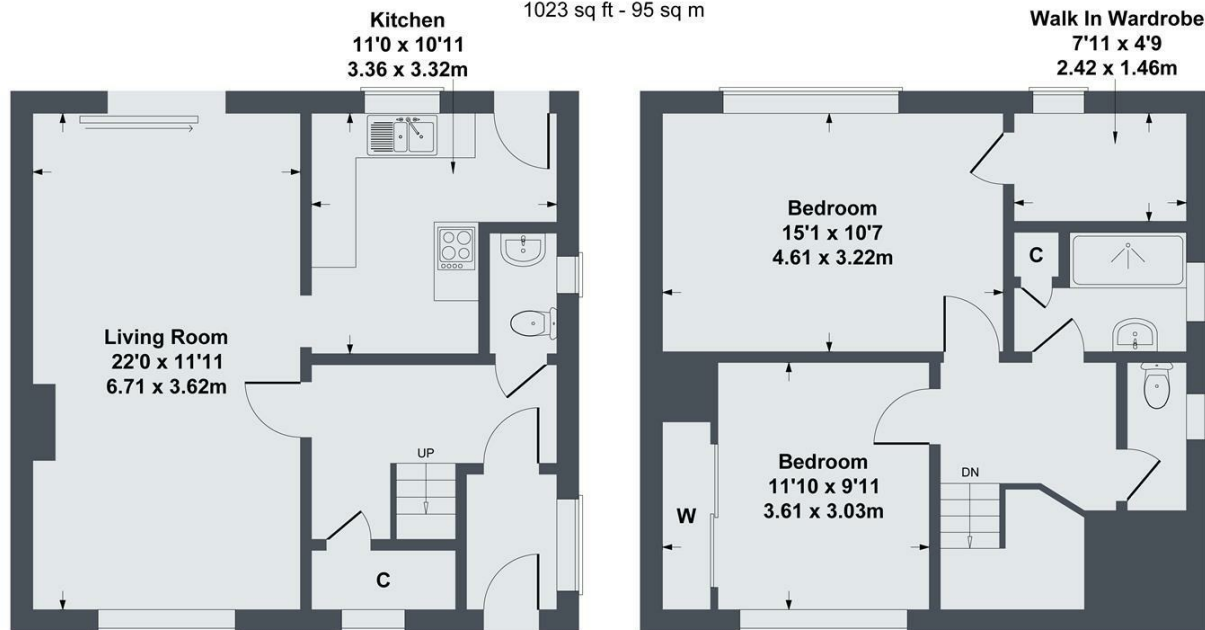
Mains electricity, gas and drainage, and water are connected. Gas fired central heating.



66 Winston Road, Staindrop, DL2 3NN

Approximate Gross Internal Area

1023 sq ft - 95 sq m



GROUND FLOOR

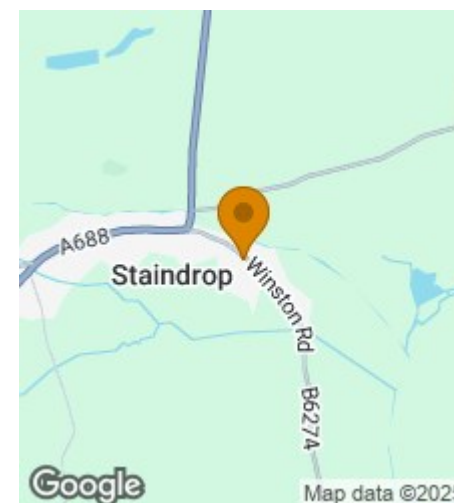
FIRST FLOOR

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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Disclaimer Notice

GSC Grays gives notice that:

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.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
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.