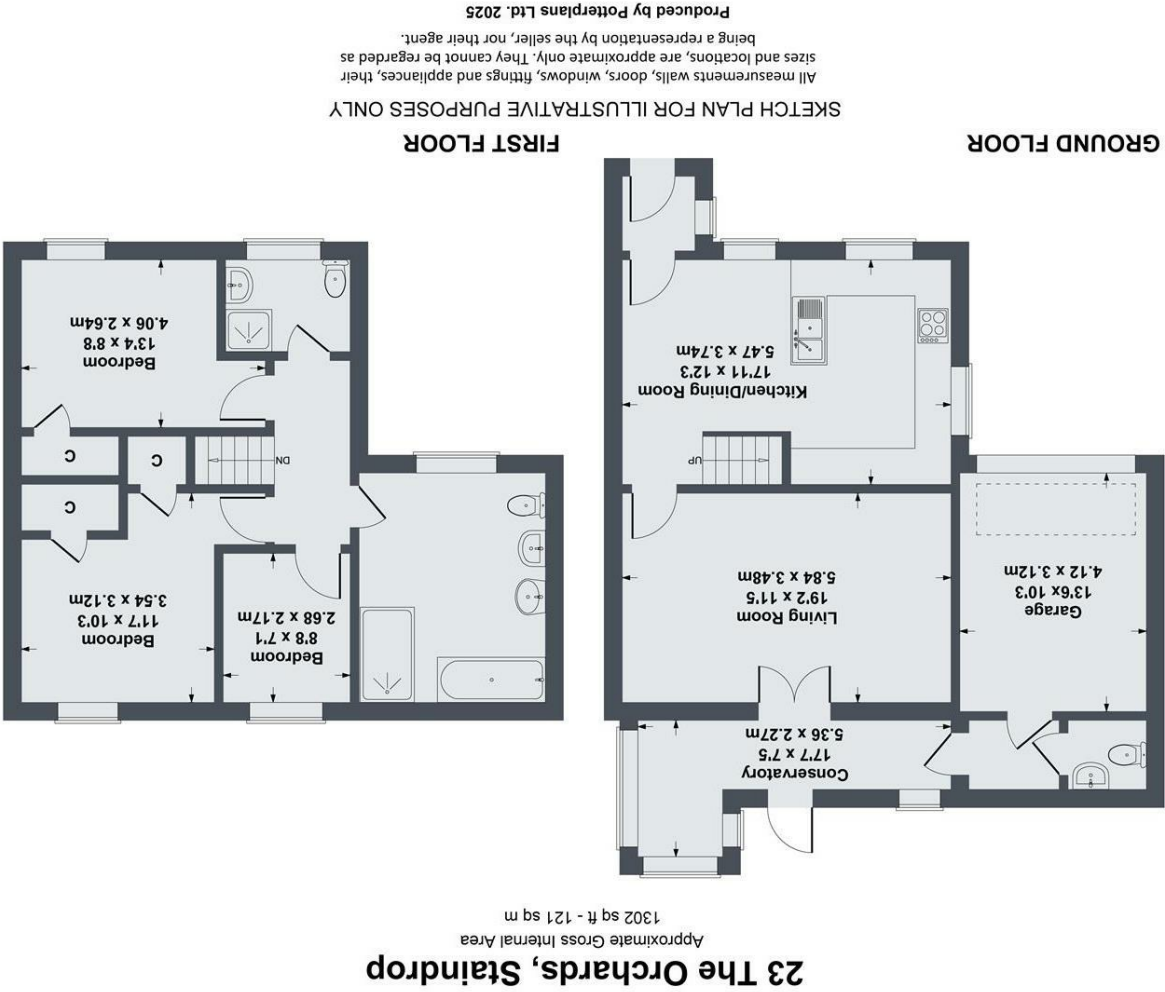


1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must 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.

Disclaimer Notice



Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Current	Potential	
77	71	



23 THE ORCHARDS

Staindrop, County Durham DL2 3XA



23 THE ORCHARDS

Staindrop, County Durham DL2 3XA

We are delighted to offer this attractive three bedroom stone-built semi detached property, situated in a peaceful cul-de-sac in Staindrop village with garage and parking. Available with no onward chain.

Barnard Castle 6 miles, Bishop Auckland 8 miles, Darlington 12 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.

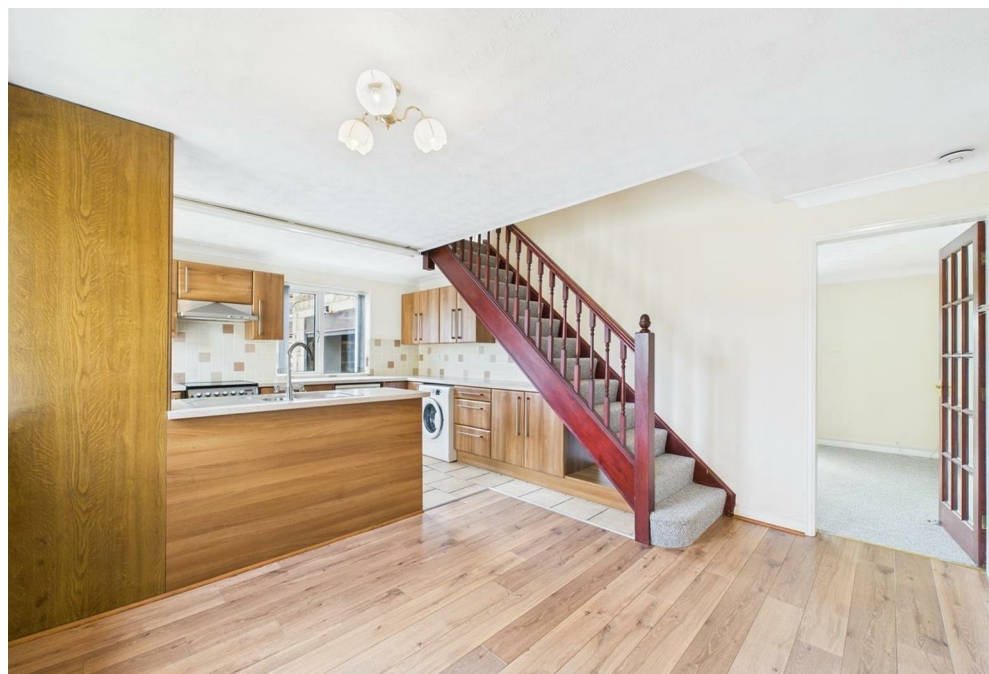


12 The Bank, Barnard Castle, Co. Durham, DL12 8PQ

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GSCGRAYS.CO.UK



Accommodation

Ground Floor

UPVC door to entrance porch leading through to open plan kitchen/dining area with space for dishwasher, washing machine and fridge. With matching range of wall and base units, worktops, gas cooker, gas hob and electric extractor fan with door to living room with feature electric fire and hearth. Glazed doors to conservatory with access to downstairs WC and personal door to garage.

First Floor

Two generously sized bedrooms with deep spacious storage cupboards, two separate bathrooms, one with corner shower, WC and sink. The master bedroom at the rear benefits from an additional deep set storage cupboard to optimise the space. A smaller third bedroom offers additional space for a single bed. The main sizeable family bathroom includes freestanding bath, double walk-in shower, WC, bidet and pedestal wash hand sink.

Externally

The property benefits from a front garden with mature shrubs and patio area to rear with generous sized timber built shed. Off-street parking for one vehicle and door to garage.

Garage

With electric roller door, power, light and water. The new boiler is also housed in the garage.

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 August 2025.

Photographs taken in August 2025.

Services and Other Information

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

