



# FAIRHOLME 68 WINSTON ROAD

Staindrop, County Durham DL2 3NN



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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Staindrop, County Durham DL2 3NN

An immaculately presented two bedroom semi-detached home 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.



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### Accommodation

The accommodation briefly comprises an entrance hall, cloakroom/wc, living room, dining/kitchen, garden room, two bedrooms and a house bathroom. To the exterior there is front and rear gardens, garage and off-street parking.

### Ground Floor

With entrance door to hallway with door to cloakroom/wc and staircase to first floor. The dining/kitchen comprises a matching range of wall and base units with granite effect worksurfaces, space for fridge/freezer and cooker with extractor hood above, window to rear overlooking garden, stainless steel sink unit and drainer. Door leading to attached garage and garden room and space for dining table. The living room has dual aspect windows with sliding door to garden room and inset cast iron stove. The garden room/conservatory has double glazed windows and patio doors to rear garden with further door to dining kitchen.

### First Floor

A galleried landing with walk-in storage cupboard and doors to two bedrooms and a house bathroom. Bedroom one is a double bedroom with window to rear elevation overlooking the garden. Bedroom two is a further double bedroom with window to front elevation. The house bathroom comprises a tiled panelled bath, step-in shower cubicle, pedestal wash hand basin and low level wc.

### Externally

To the front of the property there is a block paved driveway in front of the attached garage providing off street parking. The front garden is mainly laid to lawn with mature planted borders. To the rear of the property there is a spacious south facing garden mainly laid to lawn with timber fenced and hedged boundaries with raised patio area for seating. A pathway leads down the middle of the flower bed with open views to the rear.

### Garage

A single garage with electric, up and over door, power and light. To the rear of the garage there is a utility area with plumbing and space for washing machine. There is a further pedestrian door leading to rear garden.

### 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 September 2023.

Photographs taken in September 2023.

### Services and Other Information

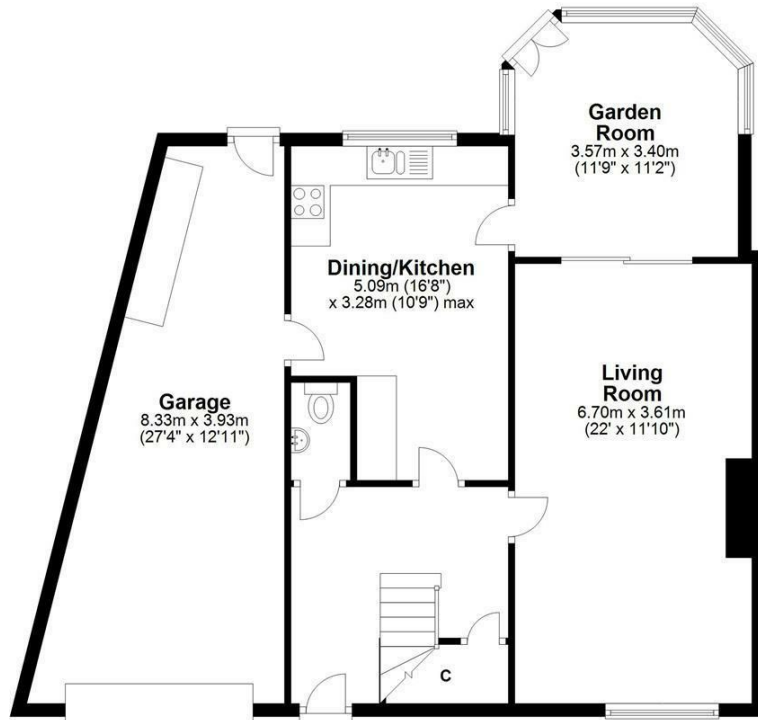
Mains electricity, gas and drainage, and water are connected. Gas fired central heating.

### 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.





Ground Floor

## 68 Winston Road Staindrop

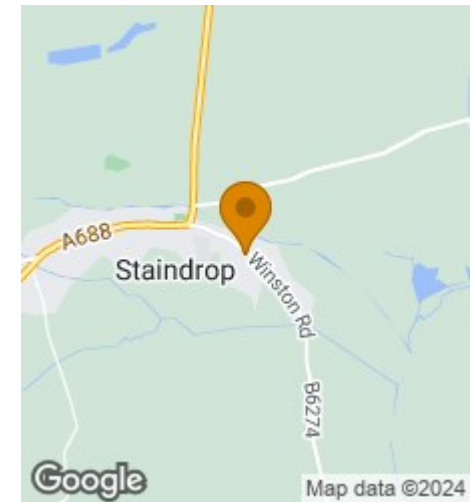
Total area: approx. 133.6 sq. metres (1438.5 sq. feet)



First Floor

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for GSC Grays by Vue3sixty Ltd

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>81</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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