



# 12 WINSTON ROAD

Staindrop, Darlington, County Durham DL2 3NN



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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12 Winston Road is a spacious three bedroom stone built recently upgraded terraced property which is located within the popular lower Teesdale village of Staindrop. The property enjoys two reception rooms, three bedrooms and an excellent sized rear garden. AVAILABLE TO LET IMMEDIATELY.



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### Situation & Amenities

Barnard Castle 6 miles, Bishop Auckland 8 miles, Darlington 16 miles, Durham 20 miles (please not 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, Spar shop and public house. The area around Staindrop, including the historic market town of Barnard Castle offers excellent walking and other outdoor pursuits, while the town has many amenities from local and national retailers, to a range of educational opportunities including the well regarded Barnard Castle School, local primary schools and Teesdale School.

### Description

An entrance hallway with rear access and staircase off with understairs cupboard leads to the living room with window to the front elevation and feature fireplace and open fire. The dining room with dual aspect windows with fitted cupboard and door to the kitchen with fitted wall and base units, contoured work surface, tiled splashbacks, sink with mixer tap and drainer, space for cooker, integral extractor hood, space for upright fridge/freezer, two windows to rear and vinyl flooring. Utility room with space for washing machine and dryer. Ground floor WC/cloakroom.

First floor landing leads to all three bedrooms and the bathroom including a bath with shower over, hand wash basin and WC. Externally there is an excellent sized rear garden and Patio area with two outhouses.

### Terms & Conditions

The property shall be let unfurnished by way of an Assured Shorthold Tenancy for an initial term of twelve months at a rental figure of £900 per calendar month, payable in advance by Direct Debit. In addition, a deposit of £1038. Shall also be payable prior to occupation.

### References

The Landlord's agent will take references through a referencing agency. The obtaining of such references is not a guarantee of occupation.

### Insurance

Tenants are responsible for the insuring of their own contents.

### Smoking and Pets

Smoking is prohibited inside the property.

Pets shall not be kept at the property without the prior consent of the Landlord.

### Local Authority and Council Tax

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded E.

### Services and Other Information

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

### Viewings

Strictly by appointment only via GSC Grays Tel: 01748 897629

### Particulars

Particulars updated November 2024

Photographs taken November 2024.

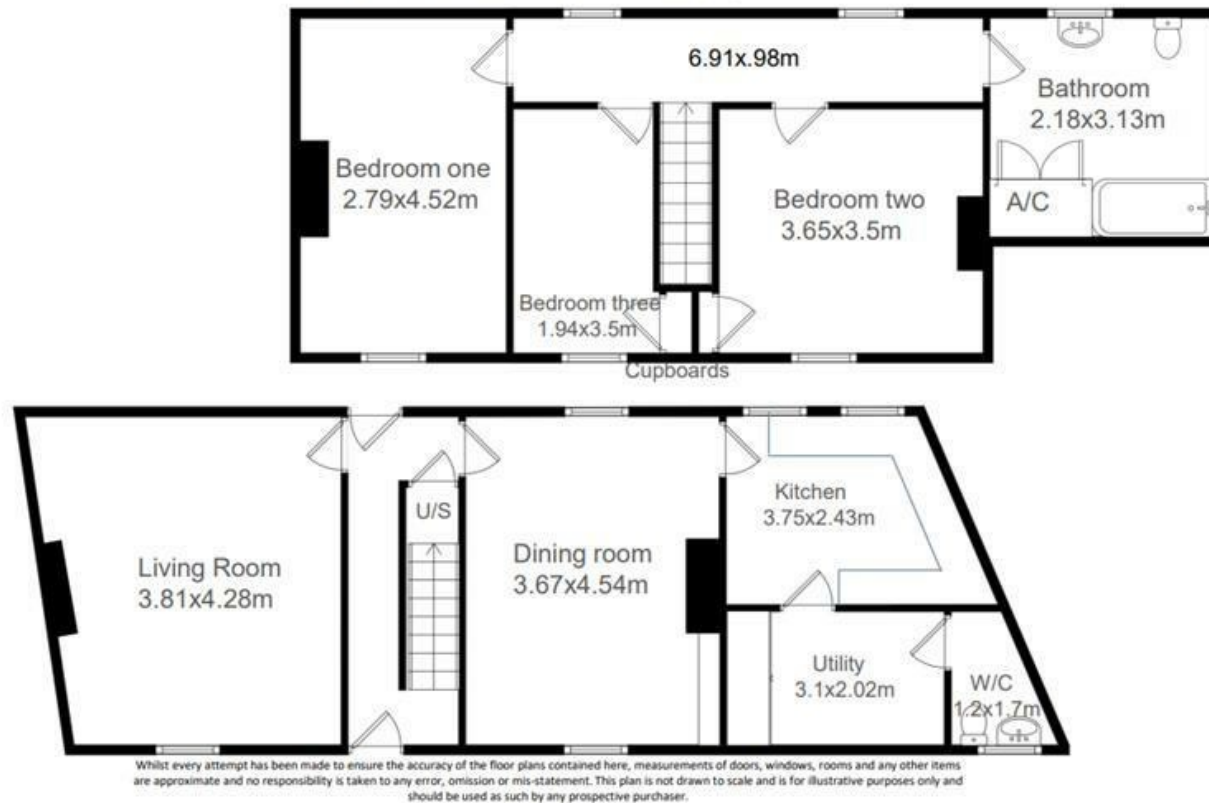
### Disclaimer

GSC Grays gives notice that:

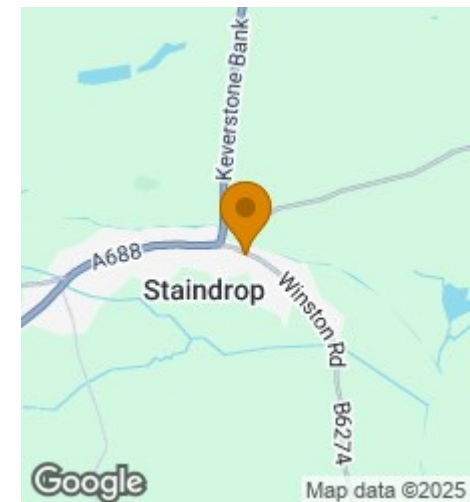
1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must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



## 12 Winston road, Staindrop



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			70
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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