



1 Westcroft, Stanhope, Bishop Auckland, County Durham, DL13 2NU
Guide Price £110,000

**Vickers
& Barrass**
— Est. 1973 —
Land and Estate Agents

1 Westcroft is a spacious two-bedroom, end-terrace property in the sought after market town of Stanhope, occupying a pleasant position with open views to the western side of the property.

- End-terrace property
 - Two bedrooms
 - Sought after location
 - Shared yard to rear
- Perfect for first time buyers or investors
- Energy performance rating D 65



www.vickersandbarrass.co.uk

LOCATION

Stanhope is a picturesque market town in County Durham, situated in the heart of Weardale, about 15 miles west of Bishop Auckland. The town is known for its rich history, with features such as the 12th-century St. Thomas' Church and the remains of Stanhope Castle, as well as its strong ties to lead mining and quarrying. Today, Stanhope blends heritage with natural beauty, attracting visitors to its riverside walks along the River Wear and nearby attractions like the Weardale Railway. The town supports a number of local businesses and has a primary school, with secondary schooling available at nearby Wolsingham. For a wider range of facilities and amenities, Consett is approximately 12.5 miles to the northeast, with Bishop Auckland 15 miles to the southeast.

what3words ///suitcase.phones.importing

DESCRIPTION

1 Westcroft is a spacious two-bedroom, end-terrace property occupying a pleasant position with open

views to the western side of the property. The ground floor of the property comprises a kitchen with a range of units and integrated electric oven with 4 ring gas hob and extractor fan over, fridge/freezer and ceramic sink with an outlook to Union Street. There is undercounter space for a washing machine. From the kitchen a door opens to the living room which is a large spacious room with stone fireplace and useful understairs cupboard. The ground floor accommodation also has two entrance porches, one accessed from Westcroft and the other from Union Street.

To the first floor, there is a large double bedroom lying at the top of the stairs with fitted cupboard and sliding door wardrobe and window overlooking the school fields and to the countryside beyond. There is a further bedroom lying next to the bathroom with outlook over Union Street. The bathroom comprises a bath with electric shower over, WC and wash basin.

Externally, there is a shared rear yard accessed via a door next to 2 Union Street. The yard is shared with 2 Westcroft and 2 Union Street.

There is an outbuilding accessed from the shared yard which is approximately 3.5m² and provides a secure storage space.

The property had a new roof approximately 4 years ago.

SERVICES

The property is served by mains electricity, water and drainage and has mains gas central heating.

COUNCIL TAX BAND

Durham County Council Tax Band A.

ENERGY PERFORMANCE CERTIFICATE

The property is EPC rating D 65.

MATERIAL INFORMATION

It is understood that the property has access to a good broadband connection and has good mobile



phone signal in this area. We would advise prospective purchasers to perform their own due diligence in respect of availability. With reference to data from the Environment Agency's Flood Warning Information Service there is a very low risk of flooding from surface water, rivers and sea.

MONEY LAUNDERING

Prospective buyers should be aware that in the event that they are successful they will be required to provide documents in relation to the current Money Laundering and Terrorist Financing Regulations. The extent of the required documentation will be confirmed to the purchaser (s) after acceptance of an offer.

TENURE

We are informed by the current vendors that the property is held freehold.

METHOD OF SALE

The property is offered for sale as a whole by private treaty.

COSTS

Each party is to bear their own costs.

LOCAL AUTHORITY

Durham County Council

www.durham.gov.uk

03000 26 0000

VIEWINGS

Please contact Vickers & Barrass Darlington office on 01325 728084 to arrange a viewing, which are strictly by appointment only.

NOTES

Particulars prepared – October 2025

Photographs taken – September 2025

PARTICULAR NOTES

The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute, all or part of an offer or contract; all descriptions, dimensions, areas, references to condition and necessary consents for use and occupation and other details are given as a guide only and without

responsibility. Any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to their accuracy.

No employee of Vickers & Barrass, Chartered Surveyors has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given by the Vendors or the Lessors of this property.

Any offer for this property will be taken as an admission by the intending purchaser that they have relied solely upon their own personally verified information, inspection, and enquiries.

The photographs show only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.

Where any reference is made to planning permissions or potential uses, such information is given by Vickers & Barrass, Chartered Surveyors in good faith. Prospective purchasers should make their own enquiries with the Local Planning authority into such matters.

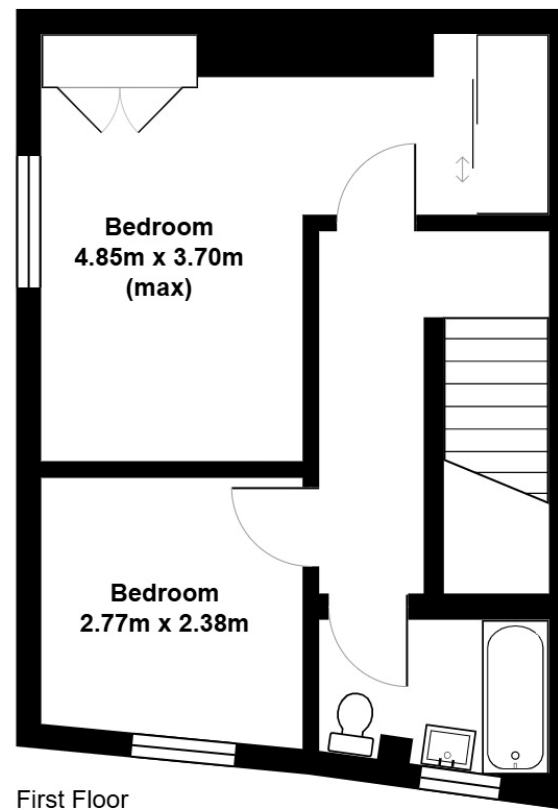
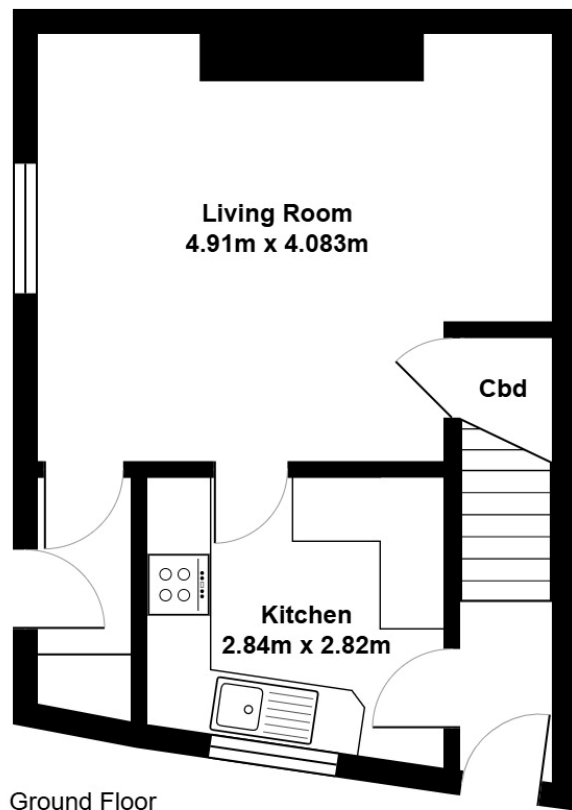


The Vendors reserve the right to amalgamate and to generally amend the particulars or method of sale.

The property is sold subject to reserve(s). Vickers & Barrass, Chartered Surveyors reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

The particulars have been prepared in accordance with the Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.





← **Bathroom**
1.02m x 1.60m



All measurements are approximate and for display purposes only

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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