



Located in the picturesque village of South Green, Staindrop, this charming Grade 2 cottage presents a delightful opportunity for those seeking a blend of character and modern living. With its enviable position overlooking the village green, this property boasts a sense of community and tranquility that is hard to find.

Inside, the cottage reveals itself to be deceptively spacious, featuring two inviting reception rooms that provide ample space for relaxation and entertaining, with the conservatory having views over the rear garden.

The mature and established rear garden is a true highlight, offering a serene outdoor space to unwind and enjoy the beauty of nature. Whether you are an avid gardener or simply wish to bask in the sun, this garden is sure to impress.

With no onward chain, this property is ready for you to make it your own without delay. This cottage is not just a house; it is a home filled with charm and character, waiting for the right owner to appreciate its unique qualities. If you are looking for a peaceful retreat in a friendly village setting, this property is an excellent choice.





- NO ONWARD CHAIN
- DECEPTIVELY SPACIOUS
- MATURE, ESTABLISHED REAR GARDEN
- WELL PLACED FOR EASE OF ACCESS TO MARKET TOWNS OF DARLINGTON & BARNARD CASTLE.
- PICTURESQUE VILLAGE LOCATION
- RETAINING PERIOD FEATURES
- INTERNAL VIEWING IS THE ONLY WAY TO APPRECIATE THIS HOME
- EXTENDED TO THE REAR

GENERAL INFORMATION:

Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage.

Double glazing BUYERS PLEASE NOTE THAT THERE IS SHARED ACCESS BETWEEN 24 & 25 WHICH GIVES ACCESS TO THE SHARED REAR COURTYARD.

Local Authority: Darlington Borough Council (Tax Banding B)



SOUTH GREEN, STAINDROP DL2 3LD.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		57	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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