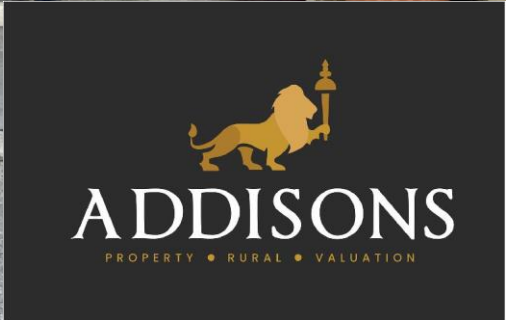




California Row

Middleton-in-Teesdale

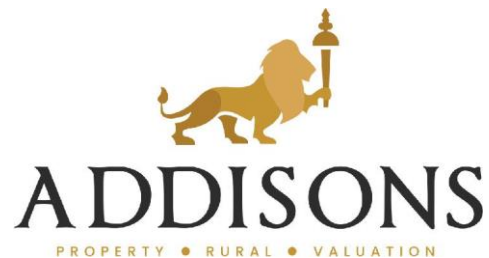


ABOUT THE PROPERTY

Ready to Move Into! A superb three bedroom terraced house which has been fully renovated by the current owners to a very high standard. The property offers spacious accommodation throughout with a wonderful garden and views to the rear.

The accommodation briefly comprises: - Living Room, Dining Kitchen, Utility Room, Three Bedrooms, Family Bathroom and Garden. Benefitting from Double Glazing and Air Source Heating.

Middleton-in-Teesdale, situated on the Pennine Way, lies 9 miles from the impressive High Force waterfall. The village offers excellent amenities including Primary School, Doctors Surgery, shops, post office, restaurants, public houses and regular bus service. The village also offers a gym, youth club and Farmers market, with many activities taking place in and around the village as well as being ideal for many countryside walks.



13 Galgate Barnard Castle, County Durham, DL12 8EQ
01833 638094
info@addisons-surveyors.co.uk

ADDISONS-SURVEYORS.CO.UK



ACCOMMODATION

GROUND FLOOR

Living Room

Multi fuel stove, window to front, two radiators, under stairs cupboard and stairs rising to the first floor

Dining Kitchen

Fitted with shaker style wall and floor units, integrated electric oven and hob with extractor fan unit above. Integrated fridge freezer, sink unit with mixer tap and drainer, breakfast bar and radiator. There is space within the kitchen for dining table and chairs, patio doors leading out to the rear garden.

Utility

Plumbing for washing machine, cupboard housing air source heating, door and window to rear.

FIRST FLOOR

Landing

Doors leading off to the first floor accommodation.

Bedroom 1

Window overlooking front, radiator, storage cupboard.

Bedroom 2

Window overlooking the rear garden with views beyond. Radiator.

Bedroom 3

Window overlooking the rear garden with views beyond, radiator.

Bathroom

Panelled bath with shower over, vanity sink, wc, radiator, tiled flooring.

EXTERNALLY

Indian stone patio with central pathway leading to a second patio area to the bottom of the garden. Laid to lawn either side of pathway. Fence and stone wall boundaries



VIEWING

Strictly by appointment through the selling agents Addisons Chartered Surveyors T: 01833 638094 opt 1.

TENURE

Freehold

COUNCIL TAX

Band B

PRICE

£210,000

SERVICES

Air Source Heating, Mains Electricity and Mains Sewerage

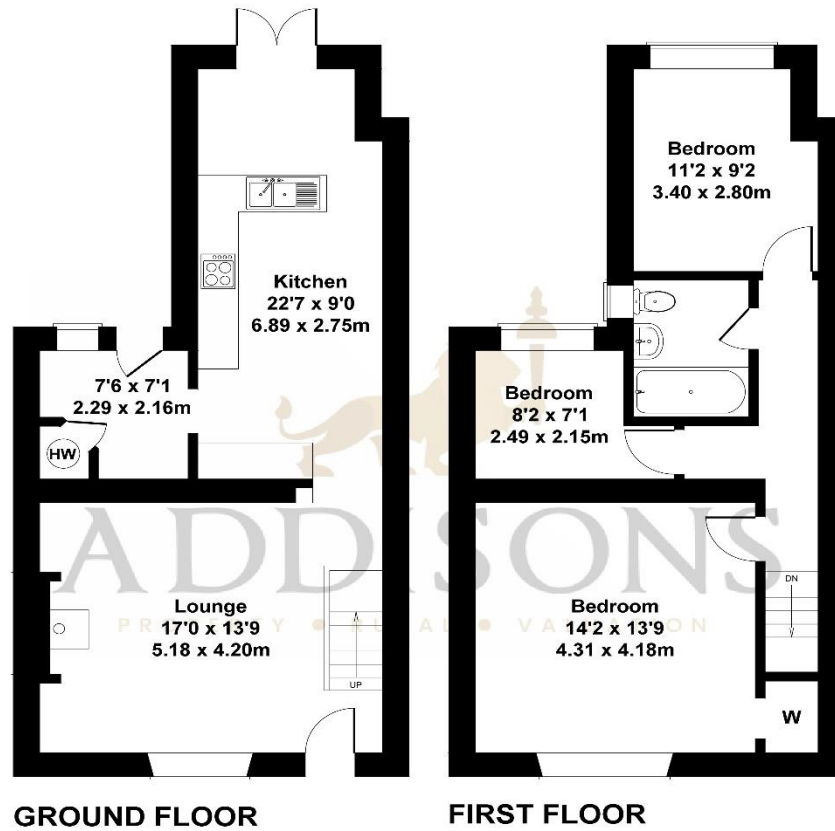
BROCHURE

Photographs and details taken May 2024



Floor Plan

14 California Row, Middleton in Teesdale

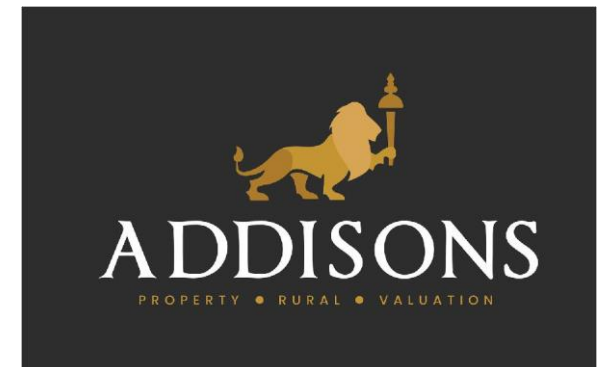


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
92-100	A		93
81-91	B		
69-80	C	80	
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Addisons Chartered Surveyors gives notice that: These particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Addisons Chartered Surveyors has any authority to make any representation or warranty whatever in relation to the property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property.

T: 01833 638094

ADDISONS-SURVEYORS.CO.UK