



ADDISONS
PROPERTY • RURAL • VALUATION

Magnolia

Mickleton



EPC Rating: D



Price:
£399,995

Call for an Appointment
01833 638094

ABOUT THE PROPERTY

A detached three bedroom bungalow occupying an elevated position on the outskirts of Mickleton, enjoying wonderful views to the front.

The accommodation briefly comprises: Hallway, Living Room, Kitchen, Sun Room/Dining Room, Three Bedrooms and Bathroom. Front, Side and Rear Gardens. Off Road Parking.

Mickleton is a traditional Teesdale Village with two pubs and active village hall, situated in the upper reaches of the picturesque Teesdale Valley and lies approximately two miles from Middleton in Teesdale and eight miles from Barnard Castle. Middleton in Teesdale provides an excellent range of local amenities and services including bank, cafes, hotels, public houses, GP surgery, supermarket and a primary school.

ACCOMMODATION

Front entrance door with side light leading into the hallway.

Hallway - Radiator, loft hatch and storage cupboard. Doors leading off to all living accommodation.

Living Room - Inglenook fireplace with multi fuel burning stove, coving to ceiling, radiator and large picture window enjoying views to the front.

Kitchen - Fitted with a range of wall and floor units with contrasting worktops incorporating stainless steel sink unit with waste disposal and drainer, tiled splashbacks. Integrated double oven, gas hob with chimney style extractor above. Plumbing for washing machine and tumble dryer, space for undercounter appliances and freestanding fridge/freezer. Twin lights, radiator, storage cupboard, window looking out over the rear garden and sliding patio doors through to Sunroom.

Sun Room - Double glazed windows to three sides, tiled flooring, radiator, central ceiling light, electric sockets and door leading out to the rear garden.

Bedroom 1 - Double bedroom with radiator and window to the rear elevation.

Bedroom 2 - Double bedroom with radiator and window to the front elevation.

Bedroom 3 - Radiator and window to the front elevation.

Bathroom - Panelled bath with shower above and screen, pedestal hand wash basin, low level wc, radiator, spotlights, fully tiled walls and obscured glazed window.

EXTERNALLY

Front garden, bounded by stone walls and fences which is predominately laid to lawn with trees and gravelled borders having planted shrubs. The driveway leads to the rear of the property and provides off road parking for several vehicles. To the rear of the property there is an area off hard standing providing off road parking with an easily maintained terraced rockery garden. Steps lead up to a lawned garden with timber shed and mature trees.

To the side of the property there is gravelled garden with oil tank, stone built log store and space for a garden table and chairs.

COUNCIL TAX - Band C

VIEWING - Strictly by appointment through the selling agents T: 01833 638094 opt 1.

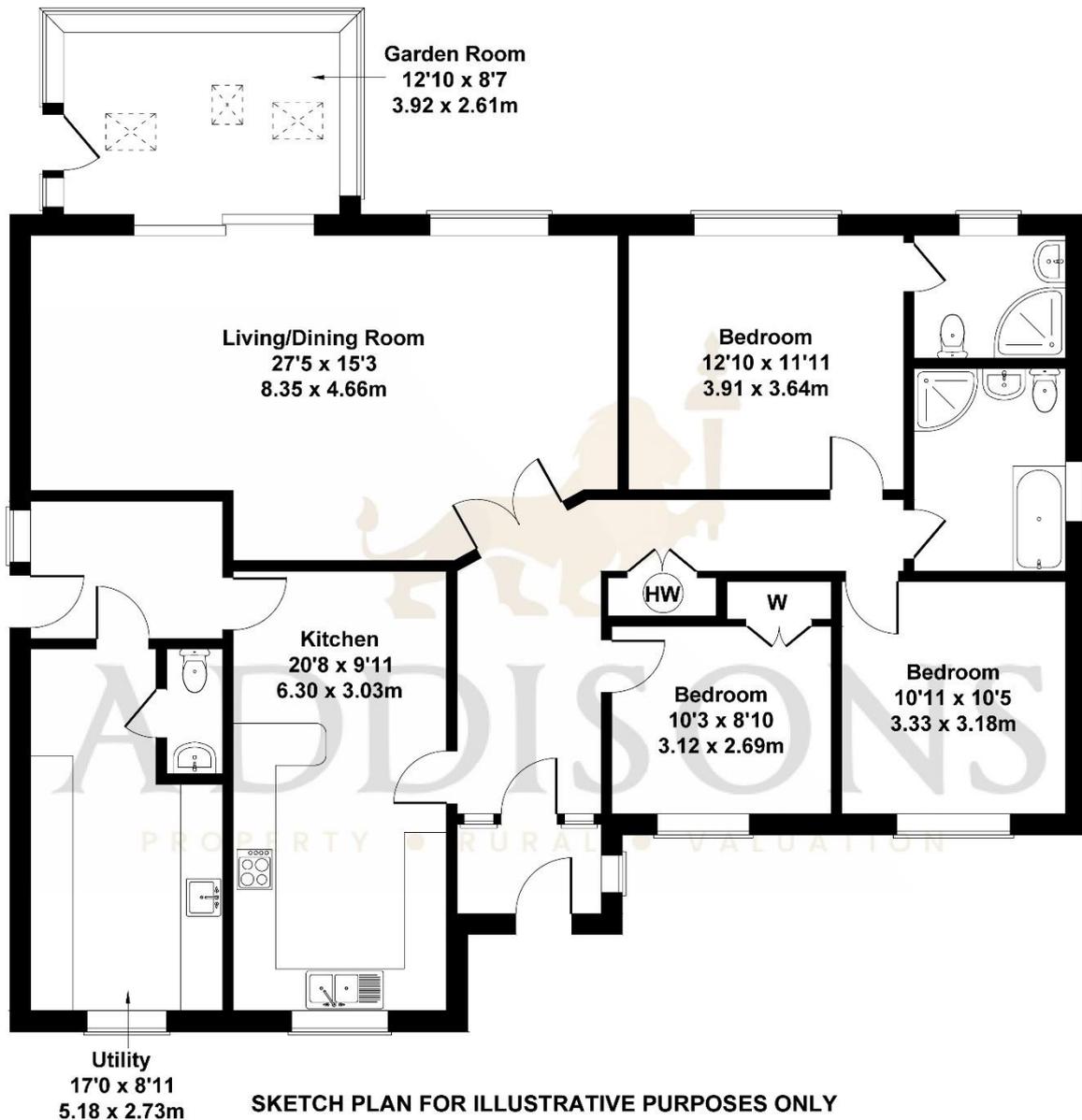
TENURE - Leasehold It is our understanding that the property is built upon land included within the 'Mickleton Lease', which is an historic 1000 year lease from 1607 and very commonplace within the area.

MW/BJC21.3.23



Floor Plan

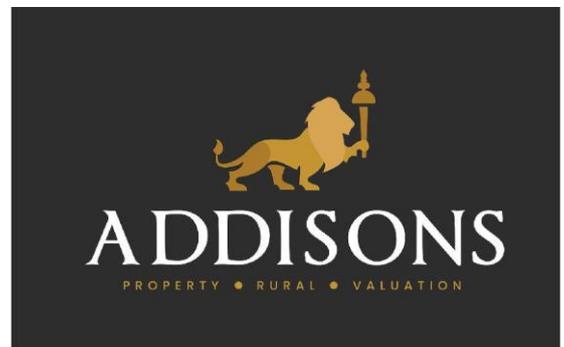
Magnolia, Mickleton



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|--|---|
| | Current | Potential | |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions |
| (92-100) A | | | (92-100) A |
| (81-91) B | | | (81-91) B |
| (69-80) C | | | (69-80) C |
| (55-68) D | | | (55-68) D |
| (39-54) E | | | (39-54) E |
| (21-38) F | | | (21-38) F |
| (1-20) G | | | (1-20) G |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions |
| England, Scotland & Wales | EU Directive 2002/91/EC | 75 | England, Scotland & Wales |
| | | 57 | EU Directive 2002/91/EC |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



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