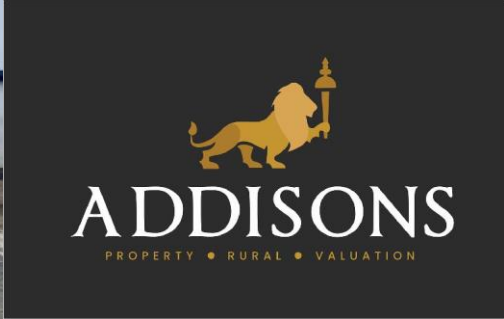




2 Temperance Terrace
Startforth



ABOUT THE PROPERTY

A two-bedroom mid terrace cottage offering well-presented accommodation situated in a quiet discreet position within the village of Startforth. Currently run as a successful Holiday Let this property is suited to a variety of purchasers ranging from First Time Buyers to Investors.

Early viewing is advised to avoid disappointment.

The property benefits from Gas Central Heating and Double Glazing and briefly comprises: - Dining Kitchen, Living Room, Two Double Bedrooms and Bathroom.

Startforth is situated south of the River Tees from Barnard Castle but yet the town centre is only a ten-minute walk away. Barnard Castle is an exceptionally popular market town situated in the picturesque Teesdale Valley and has a good range of local amenities, and is well situated for access to the A66 and on to the A1.



ADDISONS

PROPERTY • RURAL • VALUATION

13 Galgate Barnard Castle, County Durham, DL12 8EQ
01833 638094

info@addisons-surveyors.co.uk

ADDISONS-SURVEYORS.CO.UK



ACCOMMODATION

GROUND FLOOR

Part glazed front door leading to

Dining Kitchen

Fitted with a range of wooden wall and base units with tiled splashbacks, worktops incorporating stainless steel sink unit with mixer tap and drainer. Integrated electric oven and hob with extractor fan unit over and wall mounted gas central heating boiler, Plumbing for washing machine, space for fridge/freezer. Space for dining table and chairs. Inset lighting, radiator and door leading through to Living Room.

Living Room

Window to the rear elevation, feature fireplace with multi fuel burning stove inset, radiator and door leading to the rear entrance vestibule.

Rear Entrance

Door leading to outside, radiator and stairs rising to the first-floor accommodation.

FIRST FLOOR

Landing

Providing access to all first-floor accommodation.

Bedroom 1

Double bedroom situated to the front elevation and radiator.

Bedroom 2

Double bedroom to the rear elevation with large walk-in storage cupboard, loft hatch and radiator.

Bathroom

Panelled bath with mains shower and screen. Cabinetted wc and wash hand basin, heated towel rail, tiled flooring and partially tiled walls.

EXTERNALLY

To the front of the property there is a parking space for one car. The rear of the property benefits from an enclosed patio area with pathway leading to a further lawned garden area.



PRICE

£200,000

VIEWING

Strictly by appointment through the selling agents
Addisons Chartered Surveyors.

TENURE

Freehold

COUNCIL TAX

Band A

SERVICES

Gas Central Heating, Mains Electricity, Water and
Drainage.

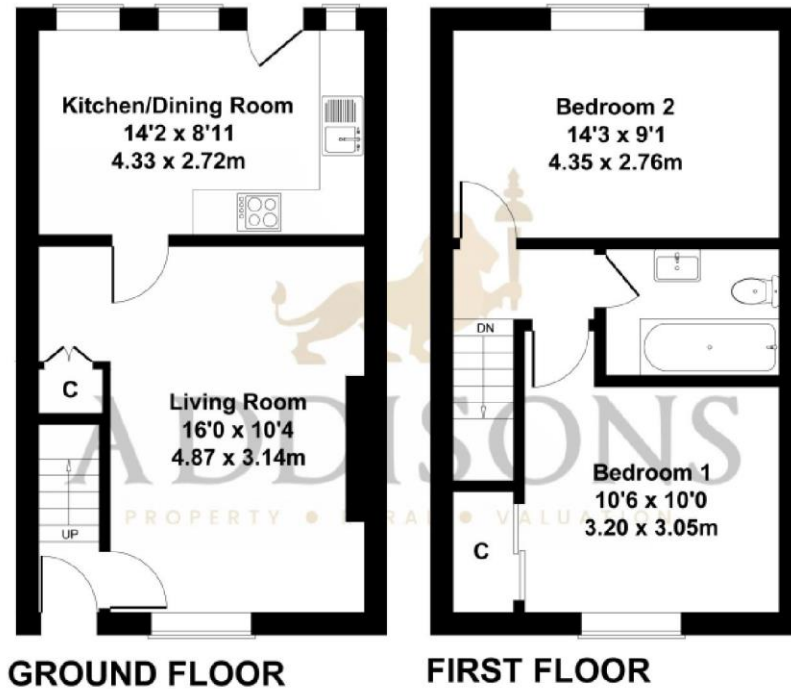
BROCHURE

Photographs and details taken April 2024.



Floor Plan

2 Temperance Terrace



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
Very energy efficient - lower running costs			
92-100	A		
81-91	B		83
69-80	C		
55-68	D	64	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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T: 01833 638094

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