



# The Edge

Woodland



**ADDISONS**  
PROPERTY • RURAL • VALUATION

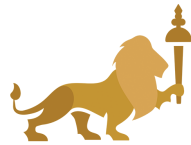
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# ABOUT THE PROPERTY

A wonderful opportunity to purchase this extended end terrace house which has been completely transformed by the current owners to provide a highly desirable three bedroom family home.

The property has been modernised and tastefully decorated throughout and is ready for new owners to walk in and make it their home.

The village of Woodland sits high on the slopes of the lower Teesdale valley, on the edge of the North Pennines Area of Outstanding Natural Beauty and affords stunning views of the surrounding area. The village, which is ideally situated for access to the popular market towns of Barnard Castle and Bishop Auckland. There is also a primary school, with secondary schools close by in Barnard Castle, Bishop Auckland and Staindrop. There is a bus stop located close to the property.



## ADDISONS

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# ACCOMMODATION

## GROUND FLOOR

Hallway, Living Room, Dining Room, Open Plan Kitchen with Walk-in Pantry. Rear Study and Utility Room.

## FIRST FLOOR

Half Landing providing access to Family Bathroom. Main Landing provides access to Three Bedrooms.

## EXTERNALLY

Front forecourt garden set behind dwarf walls. Gravelled driveway providing off road parking. Gated access to a side courtyard garden with planted flower beds.

## COUNCIL TAX

Band A

## PRICE

£230,000

## SERVICES

Mains Electricity, Mains Water, Mains Sewerage, Oil Fired Central Heating.

## VIEWING

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

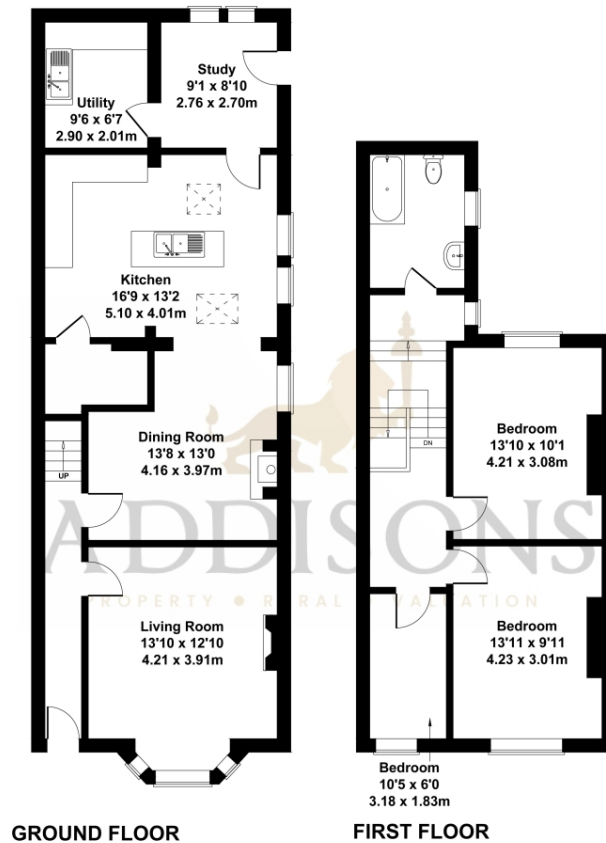
## BROCHURE

Brochure and Photographs Taken October 2023.



# Floor Plan


## 20 The Edge, Woodland

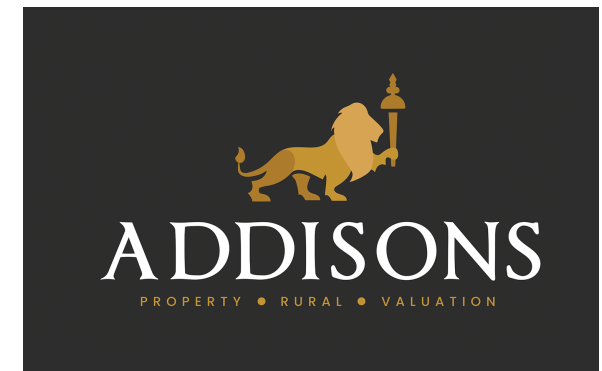


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	<b>A</b>		<b>96</b>
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>	<b>43</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	



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