

22, South Cleatlam



ADDISONS

PROPERTY • RURAL • VALUATION

ABOUT THE PROPERTY

A two bedroom stone built mid terrace property with countryside views to the rear, situated in the semi-rural hamlet of South Cleatlam. This property is brought to the market with no onward chain and requires modernisation making it an ideal purchase for a first-time buyer or those looking for an investment opportunity.

South Cleatlam is pleasantly situated in this semi-rural location close to the popular village of Staindrop where there are a range of local shops and amenities available including schools for all age groups and a regular bus service. There are a more comprehensive range of shopping and recreational facilities and amenities available in Barnard Castle, Darlington and Bishop Auckland all a short drive away.

The property benefits from Oil Fired Central Heating and Double Glazing throughout and briefly comprises of Entrance Vestibule, Living Room, Dining Kitchen and Utility to the Ground Floor with Two Bedrooms and Bathroom to the First Floor.



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ACCOMMODATION

GROUND FLOOR

Entrance Vestibule

With stairs rising to the First Floor and door leading to the Living Room.

Living Room

Situated to the front elevation, with fireplace with electric fire inset, coving to ceiling, window and radiator.

Dining Kitchen

Fitted with wall and floor units, stainless steel sink with mixer tap and drainer, plumbing for a washing machine, space for slot in style electric oven with extractor fan above, coving to ceiling, window overlooking the rear elevation, pantry style under stairs cupboard and radiator. The Kitchen provides ample space to accommodate a dining table and chairs.

Utility

Oil fired central heating boiler, plumbing for a washing machine, window overlooking the side elevation and door leading to the rear yard.

FIRST FLOOR

Landing

Loft access, airing cupboard and doors to First Floor accommodation.

Bedroom 1

Situated to the front elevation with fitted wardrobes and storage cupboard, window and radiator.

Bedroom 2

Situated to the rear elevation with window overlooking views of open countryside and radiator.



Bathroom

Panelled bath with shower over, wc, hand wash basin, radiator and obscured window the rear.

Externally

Rear yard with outside tap and the oil tank. Beyond the rear yard is a common access lane where parking is available.

Price

£75,000

Viewing

Strictly via appointment through the selling agents.

Tenure

Freehold

Council Tax

Band A

Services

Oil Fired Central Heating, Mains Electricity, Water and Drainage.

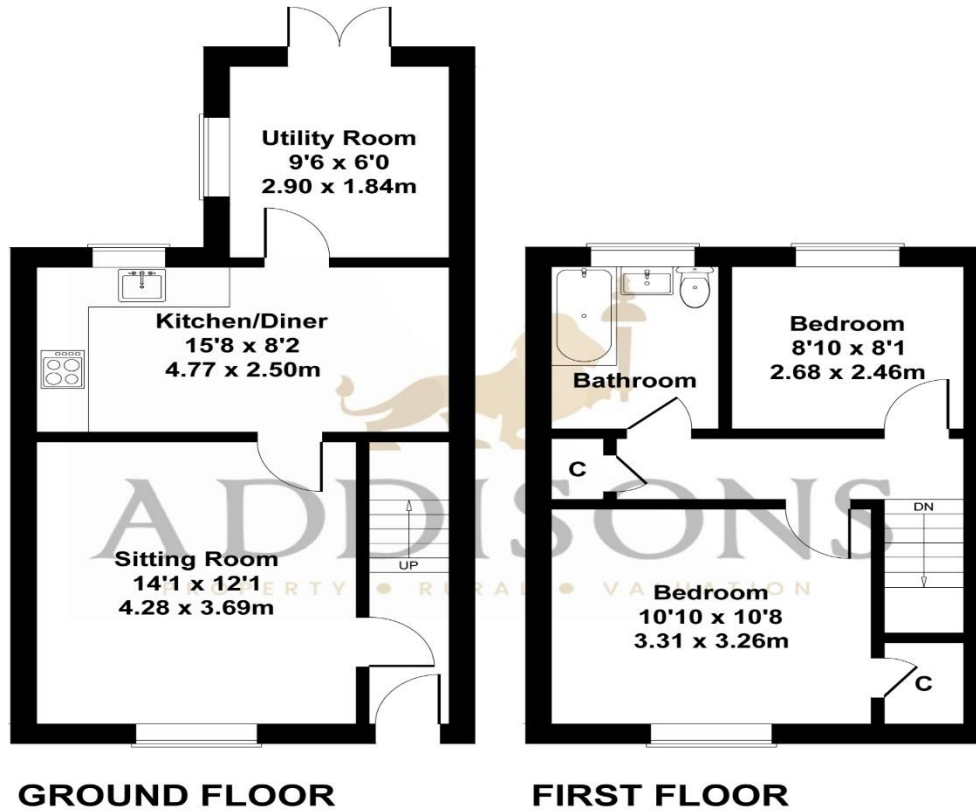
Brochure

Photographs and Details taken February 2024.



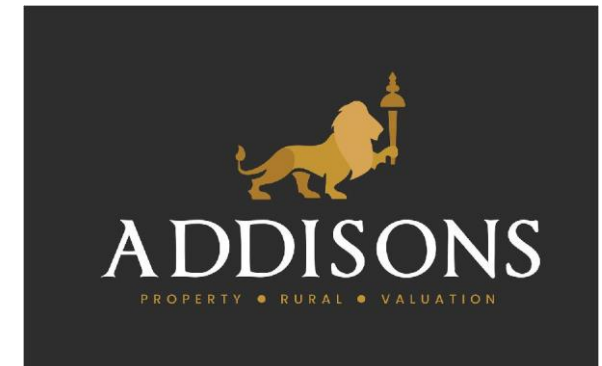
Floor Plan

22 South Cleatlam



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.

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