



# Burn Bank Court

Middleton-in-Teesdale





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# ABOUT THE PROPERTY

We are pleased to offer to the market this spacious two bedroom terraced located on a small development within the popular dales village of Middleton-in-Teesdale.

The accommodation briefly comprises: Entrance Porch, Living Room, Dining kitchen, Rear Entrance/Utility Two Bedrooms and Bathroom. Externally there is a Front Garden, Rear Yard and Two Parking Spaces. The property benefits from Double Glazing and Electric Heating throughout

Middleton-in-Teesdale is situated in the picturesque Teesdale Valley and has a good range of local amenities including primary school, shops, cafes, public houses and is a popular base for those wanting to explore the upper Teesdale Valley.



## ADDISONS

PROPERTY • RURAL • VALUATION

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# ACCOMMODATION

## GROUND FLOOR

### Entrance Porch

Laminate flooring, half panelled walls, large storage cupboard and part glazed door leading to the living room.

### Living Room

Feature electric fire, sash window to the front elevation, electric wall heater, under stairs recess and storage cupboard. Stairs rising to the first floor and double doors through to the kitchen.

### Kitchen

Fitted with a range of painted wall and floor units with wood effect worktops and tiled splashbacks. Stainless steel sink unit, space for slot-in electric cooker, concealed extractor fan unit above, space for under counter appliance, electric wall heaters and window to the rear. There is space within the kitchen for a dining table and chairs.

### Rear Entrance/Utility Room

Painted wall units, worktops, space for under counter appliances, plumbing for washing machine, window to the rear elevation and rear access door.

## FIRST FLOOR

### Landing

Loft hatch, airing cupboard housing hot water tank and doors providing access to the first floor accommodation.

### Bedroom One

Double bedroom located to the front of the property with built-in wardrobes, laminate flooring, electric wall heater and two windows to the front elevation. Steps to a raised area within the bedroom which could be used as a study or dressing area.





## Bedroom Two

Built-in wardrobes, wall heater and window to the rear elevation.

## Bathroom

Panelled Bath with shower over and screen, pedestal hand wash basin, low level wc. Obscured glazed window to the rear elevation.

## EXTERNALLY

To the front of the property there is an open plan lawned garden and two designated parking spaces.

To the rear of the property there is an enclosed rear yard, garden shed and gate leading out to the access lane.

## NOTE

No Vans, Caravans, Campervans or Commercial Vehicles can be parked on the Development.

## PRICE

£145,000

## TENURE

Freehold

## VIEWING

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

## SERVICES

Mains Electricity, Mains Water and Mains Sewerage

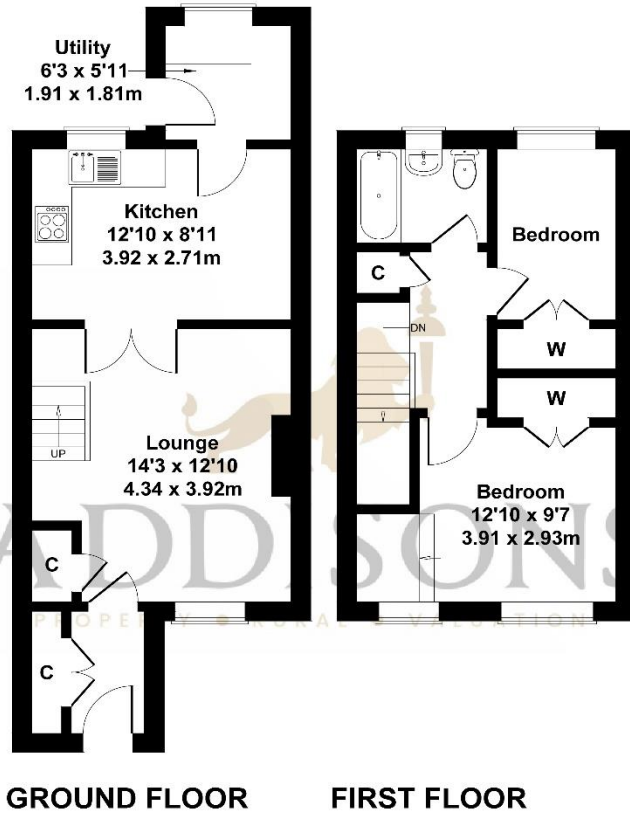
## BROCHURE

Details and photographs taken July 2024



# Floor Plan

## 2 Burbank Court, Middleton in Teesdale

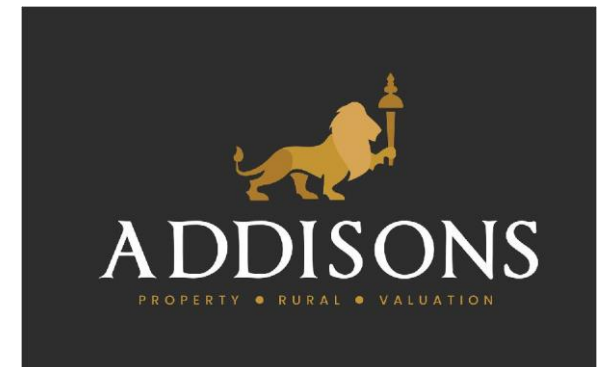


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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
Very energy efficient - lower running costs		
92-100 <b>A</b>		<b>89</b>
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>	<b>63</b>	
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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