



12 Town End
Middleton-in-Teesdale



ADDISONS

PROPERTY • RURAL • VALUATION

ABOUT THE PROPERTY

Don't Miss Out ! An opportunity to purchase this spacious three bedroom traditional terraced property located in the popular dales village of Middleton-in-Teesdale. The property has undergone a complete transformation by the current owner which includes New Central Heating System, Re-Wiring, New Kitchen, New Bathroom and is Now ready for new owners.

The property briefly comprises: Entrance Porch, Living Room, Dining Room, Kitchen, and Bathroom to the ground floor. First floor accommodation consists of two large bedrooms and Second Floor bedroom and shower. Externally there is a rear yard, shared outbuilding and parking space. Benefitting from oil fired central heating and double glazing.

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



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ACCOMMODATION

GROUND FLOOR

Double glazed entrance porch with upvc door leading through to the living room.

Living Room

A spacious living room with bay window, deep skirting boards and corning to ceiling. Feature fireplace with solid wood surround, inset electric fire with decorative tiles, radiator, and door through to the inner hall.

Inner Hallway

Radiator and stairs rising to the first-floor accommodation. Large understairs storage cupboard and door leading through to the dining room.

Dining Room

Another good-sized reception room with feature fireplace with inset electric fire, coving to ceiling and radiator. Wall lights, window to the rear elevation and door through to the kitchen.

Kitchen

Newly fitted kitchen with a range of shaker style wall and floor units, wood effect worktops incorporating sink unit with mixer tap and drainer. Integrated electric oven and hob with chimney style extractor fan, plumbing for washing machine, oil fired central heating boiler, under counter fridge and freezer. space for under counter appliances. Window to the side elevation looking into the rear yard and door through to rear entrance vestibule.

Rear Entrance

Storage cupboard and door leading out to the rear yard. Door leading through to the ground floor bathroom.

Bathroom

Newly fitted bathroom with bath, hand wash basin, low level wc, shower cubicle and radiator.

FIRST FLOOR

Stairs rising to the second floor accommodation and radiator.

Bedroom 1

Large double bedroom, coving to ceiling, radiator, and window to the front elevation.



Bedroom 2

Large double bedroom with fitted wardrobes and drawers, window to the rear, coving to ceiling and radiator.

SECOND FLOOR

Fixed staircase rising to the second floor with window providing natural light. Small landing area providing access to an attic bedroom and separate shower room.

Attic Bedroom Room

Velux window and radiator

Shower Room

Shower Cubicle, hand wash basin, low level wc, radiator and Velux window.

EXTERNALLY

There is a small rear yard which contains a storage building which is shared in common the neighbouring property who enjoys rights of access over the yard area. Beyond the immediate yard there is a further gravelled area which is shared with neighbouring properties and houses the oil tank, domestic refuse bins and provides off street parking for one vehicle.

PRICE

£169,995

VIEWING

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

TENURE

Freehold.

SERVICES

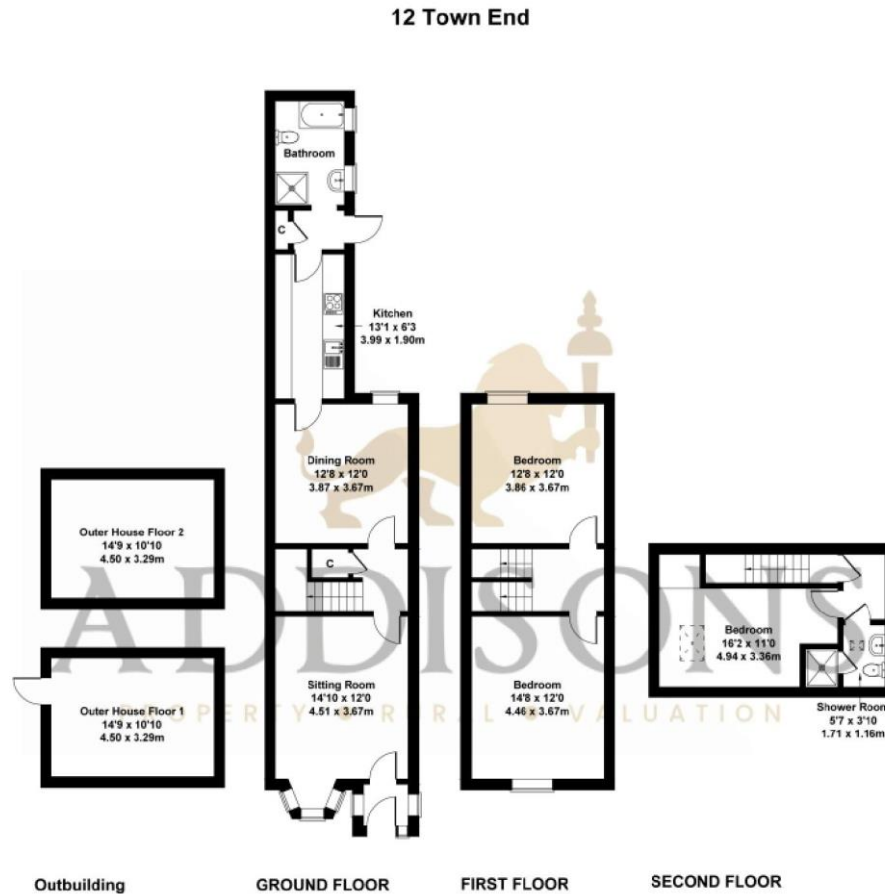
Mains electricity, mains water, mains sewerage, oil fired central heating.

BROCHURE

Details taken 2023 Photographs 2024



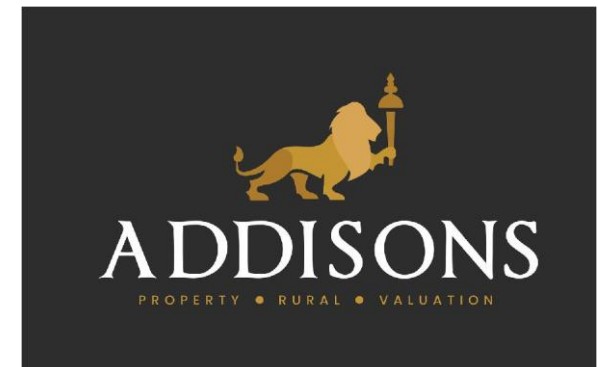
Floor Plan



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
<i>Very energy efficient - lower running costs</i>			
92-100	A		
81-91	B		
69-80	C		79
55-68	D		
39-54	E	44	
21-38	F		
1-20	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



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