



ADDISONS
PROPERTY • RURAL • VALUATION

Meadow Close

Middleton-In-Teesdale



EPC Rating: C



Offers Over
£260,000

Call for an Appointment
01833 638094

ABOUT THE PROPERTY

A beautifully presented three bedroom semi detached house situated on a small estate in the popular dales village of Middleton in Teesdale.

The accommodation briefly comprises: - Entrance Hall, Cloakroom, Living Room, Kitchen and Snug/Sun Room, Three Bedrooms and Family Bathroom. Single Garage, Driveway and Rear Patio Style Garden. Oil Fired Central Heating and Double Glazing.

Middleton in Teesdale is located within the picturesque Teesdale Valley and has a good range of local amenities including primary school, shops, bank, tea rooms, cafes and public houses.

GROUND FLOOR

Hallway

Karndean flooring, coving to ceiling, understairs storage cupboard picture rail and window to the front elevation. Stairs rising to the first floor and doors leading off to the ground floor accommodation.

Cloakroom

Karndean flooring, wc, pedestal hand wash basin with splashback and obscured glazed window to the side elevation.

Living Room

Feature wall mounted electric fire, coving to ceiling and window over looking the front of the property.

Kitchen

Fitted with a range of wall and floor units with contrasting worktops and splashbacks. Sink unit with mixer tap and drainer, plumbing for washing machine, integrated dishwasher, range cooker with stainless steel splashback and chimney style extractor above. There is space within the kitchen for a freestanding fridge/freezer and a family sized dining table and chairs. Coving to ceiling, understairs storage cupboard, radiator and through access to Snug/Rear Entrance.

Snug

Having tiled floor, radiator and French doors providing access to the rear garden.

FIRST FLOOR

Landing

Coving to ceiling, picture rail and window to the side elevation. Loft hatch providing access to the loft space which is part boarded and with light.

Bedroom 1

Double bedroom with built-in wardrobes, radiator and window to the front elevation.

Bedroom 2

Double bedroom with built-in wardrobes, coving to ceiling and radiator.

Bedroom 3

With window overlooking the front of the property and radiator.

Bathroom

Panelled bath, shower cubicle with mains shower, wc, wall mounted hand wash basin, shaver point, radiator and obscured glazed window.

EXTERNALLY

To the front of the property there is a block paved forecourt garden and driveway providing off street parking for at least two cars.

To the rear of the property there is an easily maintained garden with patio seating area and planted borders. The garden houses the oil fired central heating boiler and tank. Outside water tap and exterior lighting.

Garage

Single garage with up and over garage door to the front and pedestrian access door to the side. The garage has light and power installed

TENURE

Freehold

COUNCIL TAX

Band C

VIEWING

Strictly by appointment through the selling agents Addisons Chartered Surveyors T: 01833 638094 opt 1. SWN/BJC25.3.22



Floor Plan

6 Meadow Close, Middleton In Teesdale



GARAGE

GROUND FLOOR

FIRST FLOOR

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.

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Energy Efficiency Rating		Environmental impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			84
(69-80) C			72
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



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