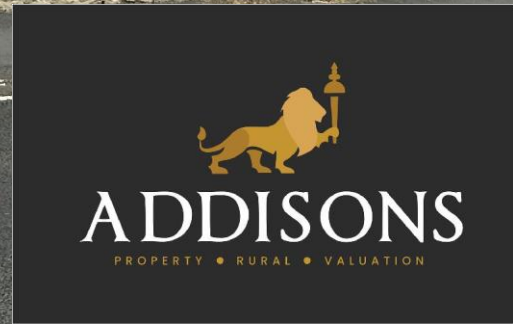




**Town End**  
Middleton In Teesdale



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# ABOUT THE PROPERTY

A fantastic opportunity to purchase double fronted two bedroom stone built property situated within the popular village of Middleton in Teesdale.

The property benefits from Double Glazing throughout and Electric Heating and briefly comprises- Entrance Vestibule, Open Plan Living/Dining Area, Kitchen to the Ground Floor. Two Bedrooms and Shower Room make up the First Floor accommodation.

Middleton In Teesdale is a large village supporting a traditional range of amenities including primary school, doctor's surgery, public houses along with a range of shops and tea rooms plus a small supermarket. The nearby historic market town of Barnard Castle provides a broader range of shopping, educational and recreational facilities and there are links with the major commercial centres of North East via A66, A67 and A1 (M)



**ADDISONS**

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# ACCOMMODATION

## GROUND FLOOR

### Entrance Vestibule

Exposed beamed ceiling, partially glazed door to the open plan Living/Dining Area.

### Open Plan Living/Dining Room

Multi fuel stove with stone fireplace and mantle, exposed beamed ceiling, window to the front elevation, electric heater, and opening into Dining Area.

### Dining Area

Bay window overlooking the front elevation with undersill storage cupboard, exposed beamed ceiling, under stairs storage cupboard with lighting and shelving.

### Kitchen

A good range of wall and floor units including pantry style cupboard, electric oven and hob, integral microwave, sink with mixer tap and drainer, plumbing for a washing machine, space for a freestanding fridge/freezer, stairs rising to the First Floor elevation, window overlooking the rear courtyard and door providing access to the rear.

## FIRST FLOOR

### Landing

Doors leading to accommodation and loft hatch leading to partially boarded loft space.

### Bedroom 1

Window overlooking the front elevation, and electric heater.



## Bedroom 2

Window overlooking the front elevation.

## Shower Room

A spacious room with large walk in shower, vanity sink unit, wc, cupboard housing the water tank with storage above, towel radiator and obscured window to the rear.

## EXTERNALLY

Courtyard housing wood store and shed, gate leads beyond the Courtyard to a communal garden which is mainly laid to lawn.

## PRICE

Offers in the Region of £140,000

## VIEWING

Strictly via appointment through the selling agents.

## TENURE

Freehold

## COUNCIL TAX

Band A

## SERVICES

Mains Electricity, Water and Drainage.

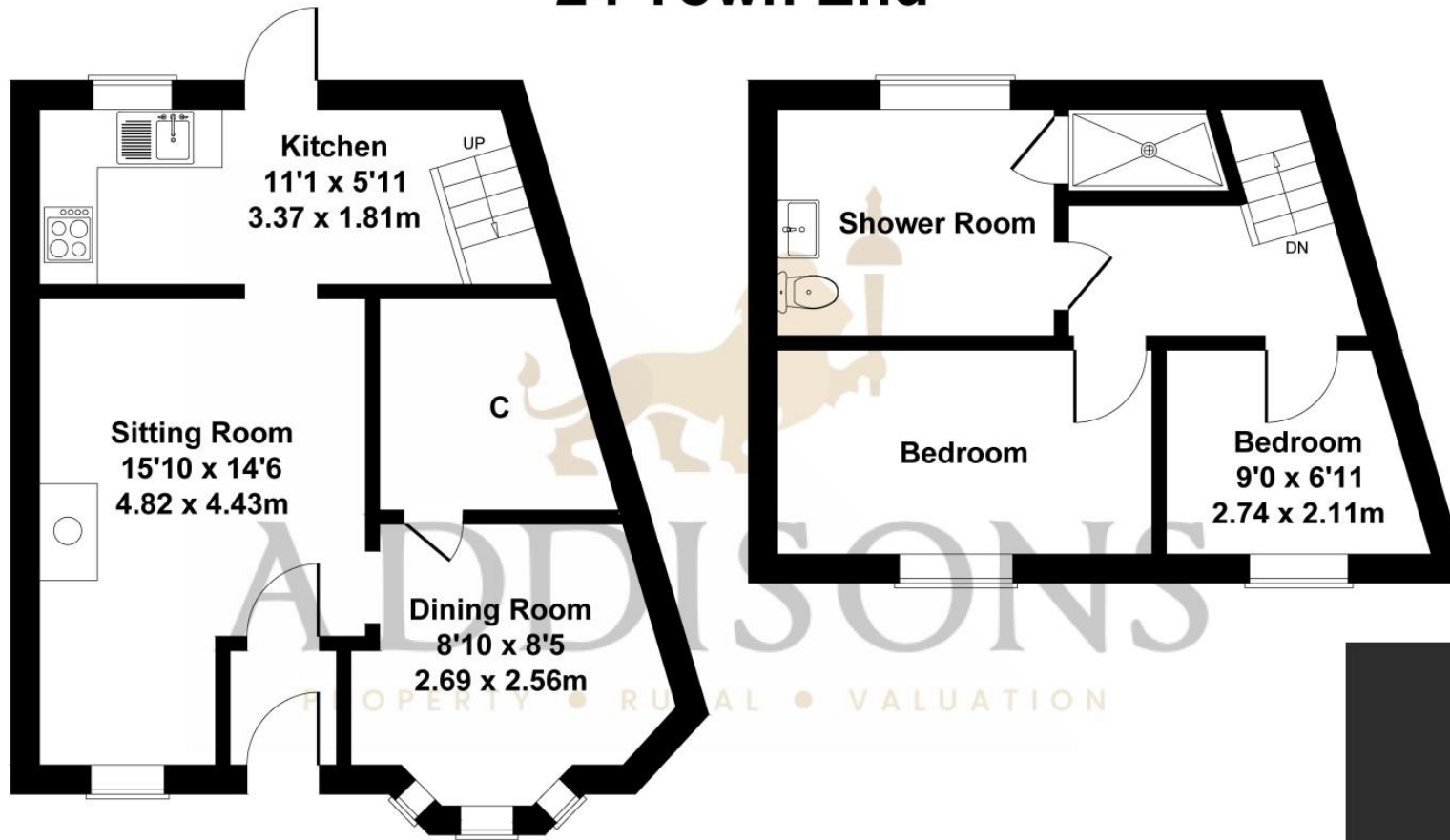
## BROCHURE

Photographs and Details taken April 2024.



# Floor Plan

## 24 Town End

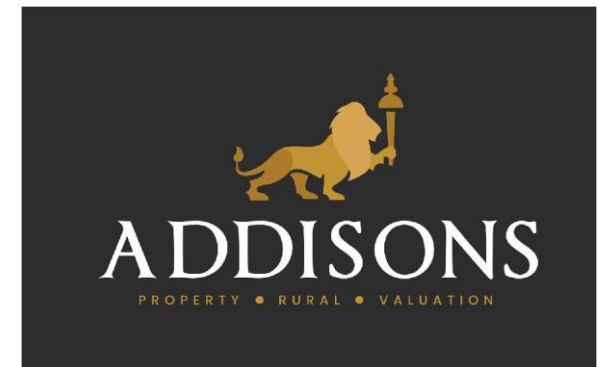


**GROUND FLOOR**

**FIRST FLOOR**

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 <b>A</b>		
81-91 <b>B</b>		89
69-80 <b>C</b>		
55-68 <b>D</b>	60	
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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