



**8 Copley**  
Copley



**ADDISONS**

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# ABOUT THE PROPERTY

A beautifully presented terraced house which offers spacious two bedroom accommodation located within the semi-rural village of Copley.

The accommodation briefly comprises: - Entrance Vestibule, Living/ Dining Room, Kitchen, Bathroom, Two Bedrooms and Rear Yard. Benefitting from Double Glazing and Oil Fired Central Heating.

Situated in the village of Copley which is located in the scenic lower Teesdale Valley. Teesdale, the North Pennines and the Yorkshire Dales are all within easy travelling distance and provide picturesque landscape for walking and other outdoor activities.



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# ACCOMMODATION

## Entrance Vestibule

Double glazed front door, stairs rising to the first floor and door opening to the living room.

## Living Room

Window to the front with views over fields, coving to ceiling, ornate cast iron fireplace with tiled hearth, Through access to the dining room.

## Dining Room

Inglenook fireplace with multi fuel burning stove, window looking into the rear yard, understairs storage cupboard and radiator. Door to kitchen.

## Kitchen

Fitted with a range of wall and floor units, contrasting worktops and tiled splashbacks, Stainless steel sink unit, electric oven and hob with stainless steel extractor fan above, plumbing for dishwasher, tiled flooring, window to the side elevation and door to the utility room.

## Utility Room

Plumbing for washing machine, oil fired central heating boiler, space for upright fridge freezer, wall shelves, tiled flooring and door accessing the rear yard.

## FIRST FLOOR

### Landing

Doors providing access to the first floor accommodation. Loft hatch with loft ladders being fully boarded.

### Bedroom 1

A good sized double bedroom with built-in cupboard, radiator and window to the front enjoying views over the local countryside.





### **Bedroom 2**

Double bedroom with built-in cupboard, radiator and window to the rear elevation.

### **Bathroom**

A most spacious bathroom with freestanding bath, oversized shower cubicle, low level wc, pedestal hand wash basin, laminate flooring, radiator and obscured glazed windows.

### **EXTERNALLY**

To the front of the property there is a forecourt garden. To the rear there is an enclosed rear yard which houses the oil tank and gate accessing the rear access lane.

### **COUNCIL TAX**

Band A

### **TENURE**

Freehold

### **VIEWING**

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

### **BROCHURE**

Details and photographs taken September 2024

### **PRICE**

£170,000



# Floor Plan



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