



South Cleatlam  
Nr Winston



**ADDISONS**  
PROPERTY • RURAL • VALUATION



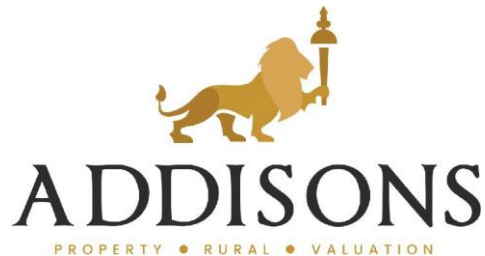
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# ABOUT THE PROPERTY

A two bedroom stone built mid terrace house located in the semi-rural hamlet of South Cleatlam. This property is brought to the market with no onward chain and is ideal purchase for a first-time buyer or those looking for an investment opportunity.

The property benefits from Oil Fired Central Heating and Double Glazing throughout and briefly comprises of Entrance Vestibule, Living Room, Kitchen, WC and Rear Entrance/Utility to the Ground Floor with Two Bedrooms and Bathroom to the First Floor and Attic Room.

South Cleatlam is pleasantly situated in this semi-rural location close to the popular village of Staindrop where there are a range of local hops and amenities available including schools for all age groups and a regular bus service. There are a more comprehensive range of shopping and recreational facilities and amenities available in Barnard Castle, Darlington and Bishop Auckland all a short drive away.



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# ACCOMMODATION

## Entrance Vestibule

Double glazed front door, laminate flooring, inset lighting, cloaks rails, stairs rising to the first floor and door accessing the living room.

## Living Room

Window to the front elevation, wood fire surround, laminate flooring, radiator, and coving to ceiling. Door providing access to the kitchen.

## FIRST FLOOR

### Landing

Radiator, doors accessing the first floor accommodation. Separate door access to a ladder style staircase which leads to an attic room.

### Wet Room

Non slip flooring, electric shower with surround and screen, low level wc, obscured glazed window, wall mounted heater, pedestal hand wash basin and radiator.

### Bedroom One

Double bedroom with built-in

### Bedroom Two

Window to the rear elevation, radiator and storage cupboard

### Attic Room

Accessed via a ladder style staircase with Velux window, spotlights and two cupboards providing eaves storage.

### Kitchen

Modern fitted kitchen with a range of wall and floor units, worktops incorporating stainless steel sink unit with drainer, tiled splashbacks. Integrated appliances including fridge, electric fan oven, four ring hob and concealed extractor fan above. Window to the rear elevation, laminate flooring, radiators, door accessing an understairs wc and door to the rear entrance.

### WC

Positioned under the stairs with low level wc, wall mounted hand wash basin and radiator.





### **Rear Entrance**

Fitted cupboard, plumbing for washing machine, window and rear access door.

### **EXTERNALLY**

The rear entrance door opens directly out to a decked seating area with steps leading down to a paved patio which houses the oil tank and oil fired central heating boiler. Gated access to the rear lane.

### **COUNCIL TAX**

Band A

### **PRICE**

£85,000

### **SERVICES**

Mains electricity, water and drainage. Oil fired central heating.

### **VIEWING**

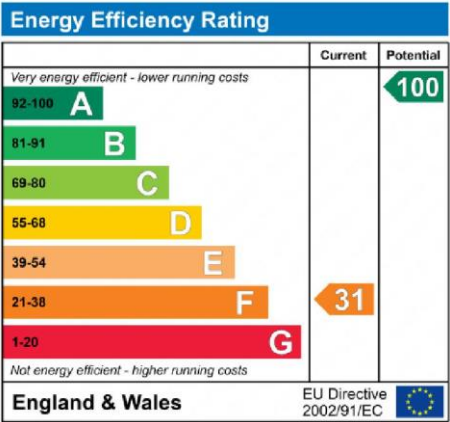
Strictly by appointment through the selling agents Addisons Chartered Surveyors  
T: 01833 638094 opt1.

### **BROCHURE**

Details and photographs taken January 2025



# Floor Plan



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