



ADDISONS
FOR SALE
01833 638094
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Church Mews

Winston



ABOUT THE PROPERTY

We are pleased to offer to the market this beautifully appointed four bedroom terraced house located in a prominent position with Winston village. The property is in need of modernisation and updating but would provide a most beautiful family home.

The accommodation briefly comprises: Reception Hall, Sitting Room, Living Room, Kitchen, Cloakroom, Four Bedrooms and Bathroom. Front and Side Gardens, Two Garages and Communal Courtyard.

The village of Winston lies high up on the banks of the River Tees adjacent to the road between Barnard Castle and Darlington allowing good access to the A66 and A1 and also to the main line station in Darlington.



13 Galgate Barnard Castle, County Durham, DL12 8EQ
01833 638094
info@addisons-surveyors.co.uk

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ACCOMMODATION

Entrance Vestibule

Solid wood front door, tiled flooring and mat well. Door leading through to the hallway.

Reception Hall

Stairs rising to the first floor, understairs storage cupboard, doors leading to the sitting room and living room.

Sitting Room

Bay window looking out over the front garden, alcove display shelves, fireplace with wood surround and open grate. Wall lights, radiator, coving to ceiling and window to the side elevation. Multi paned French doors providing through access to the living room.

Living Room

Stone built fire surround and media unit, window overlooking the side garden, coving to ceiling and radiator. Door leading to an inner hall.

Inner Hall

Providing Access to the kitchen, cloakroom and rear entrance.

Cloakroom

Low level wc, obscured glazed window and wall mounted hand wash basin.

Rear Entrance

Wall mounted cupboard, space for freestanding appliances, cloaks rail, tiled flooring and door to the rear yard.

Kitchen

Fitted with a range of wall and floor units with marble effect worktops and tiled splashbacks. Plumbing for washing machine, space for slot-in cooker, extractor fan, double drainer sink unit and radiator. Cupboard housing the oil fired central heating boiler and door access the side entrance porch.

Entrance Porch

Tiled flooring windows to dual aspect and door leading out to the side garden.



FIRST FLOOR

Balustered staircase giving access to a lower landing and stairs leading to a further split landing heading both to the south and north elevations.

Main Landing

Radiator and doors leading off to the majority of the bedroom accommodation.

Bedroom One

Double bedroom with built-in wardrobes and cupboards, central vanity unit with inset hand wash basin, radiator, wall lights and window overlooking the side garden and village beyond.

Bedroom Two

Double bedroom with windows to dual aspect and radiator.

Bedroom Three

Single bedroom with window to the front elevation and radiator.

Second Landing

With airing cupboard and providing access to the remaining first floor accommodation.

Bathroom

Coloured bathroom suite comprising low level wc, bath, bidet, pedestal hand wash basin, shower cubicle, obscured glazed window, fully tiled walls and radiator.

Bedroom Four

Double bedroom, window to the side elevation, wall light, radiator and loft hatch.

EXTERNALLY

Front access is taken from Church Mews with forecourt garden and pathway leading to the front entrance door and around to the side of the property.

To the side of the property there are two garden areas which are predominately laid to lawn with planted borders, mature trees and shrubs. Access to the side entrance porch and steps lead down to the roadside. Located at the corner of the garden is a stone-built garage with pedestrian access door, garage door and driveway.

To the rear of the property there is a driveway leading to a communal courtyard with a further garage located within a block of three having both light and power installed. The oil tank for the property is also located within the courtyard.

PROPERTY INFORMATION

Title Number(s): DU23522

Tenure: Freehold

Local Authority: Durham

Council Tax: Band F

Annual Price: £3,685

Conservation Area: No

Flood Risk: Very low

Broadband: Basic 8 Mbps, Superfast 80 Mbps, Ultrafast 8500 Mbps

Satellite / Fibre TV Availability: BT and Sky

Services: Mains Electricity, Water and Drainage.

Heating: Oil Fired Central Heating.

Survey

We have not undertaken a survey of the property and therefore are unable to comment on its structural condition.

Covenants and Easements

The property is subject to restrictive covenants and easements which will need to be verified by the seller's solicitor.

PRICE

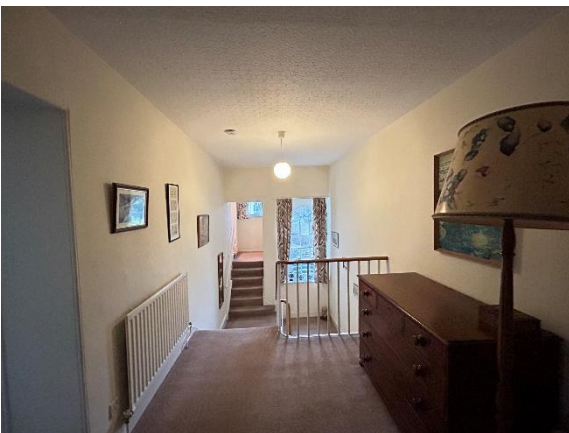
£330,000

VIEWING

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

BROCHURE

Details and photographs taken February 2025.



Floor Plan

2 Church Mews, Winston



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.

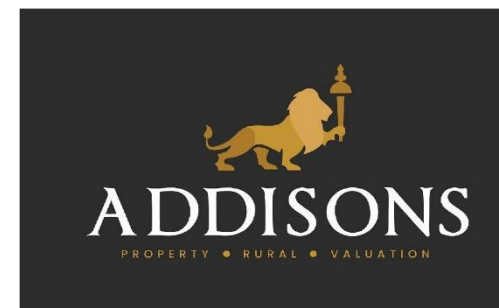
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		78
55-68	D		
39-54	E		
21-38	F	26	
1-20	G		
Not energy efficient - higher running costs			

England & Wales

EU Directive 2002/91/EC



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