



Leekworth Gardens

Middleton-in-Teesdale



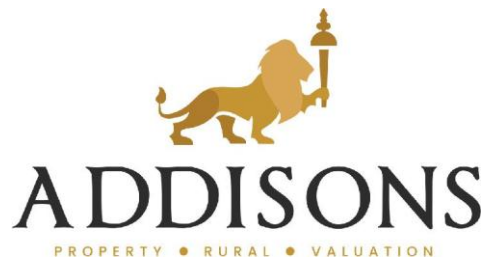
ADDISONS
PROPERTY • RURAL • VALUATION

ABOUT THE PROPERTY

A wonderful opportunity to purchase this extended three bedroom, terraced house offering spacious accommodation over two storeys with off road parking and rear garden.

The accommodation briefly comprises: Entrance Vestibule, Living Room, Sitting Room, Kitchen, Landing Three Bedrooms and Bathroom. Off Road Parking and Rear Garden. Oil Fired Central Heating and Double Glazing Throughout.

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



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

ADDISONS-SURVEYORS.CO.UK

ACCOMMODATION

Entrance Vestibule

Double glazed entrance door, stairs rising to the first floor and radiator. Doors leading to the living/dining room and lounge.

Living/Dining Room

Fireplace with electric fire, window overlooking the front of the property, wall lights, coving to ceiling and radiator. Patio doors leading out to a seating area with steps accessing the garden.

Lounge

Fireplace, window to the front elevation, wall lights, radiator and double doors through to the kitchen.

Kitchen

Fitted with a range of wall and floor units, worktop incorporating sink unit and drainer. Integrated appliances including dishwasher, washing machine, fridge freezer, electric oven and hob with extractor fan over. Oil fired central heating boiler, understairs storage cupboard, radiator, laminate, flooring, spot lights and rear access door.

FIRST FLOOR

Landing

Window to the rear elevation and doors accessing the first floor accommodation.

Bedroom One

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

Bedroom Two

Double bedroom with window to the rear elevation, radiator, fitted wardrobes and overhead cupboards.

Bedroom 3

Window to the front elevation and radiator.



Bathroom

Panelled bath, low level wc, pedestal hand wash basin, wall tiles, radiator and obscured glazed window.

EXTERNALLY

To the front of the property there is a large paved garden area, providing off street parking of several vehicles. There is gated access to a shared passageway with the neighbouring property.

To the rear there is an enclosed garden which is predominately laid to lawn with paved borders. Outdoor tap, sockets and lighting. Oil Tank and gated access to the refuse bins and access to the shared passageway.

COUNCIL TAX

Band B

PRICE

£145,000

VIEWING

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

TENURE

Freehold

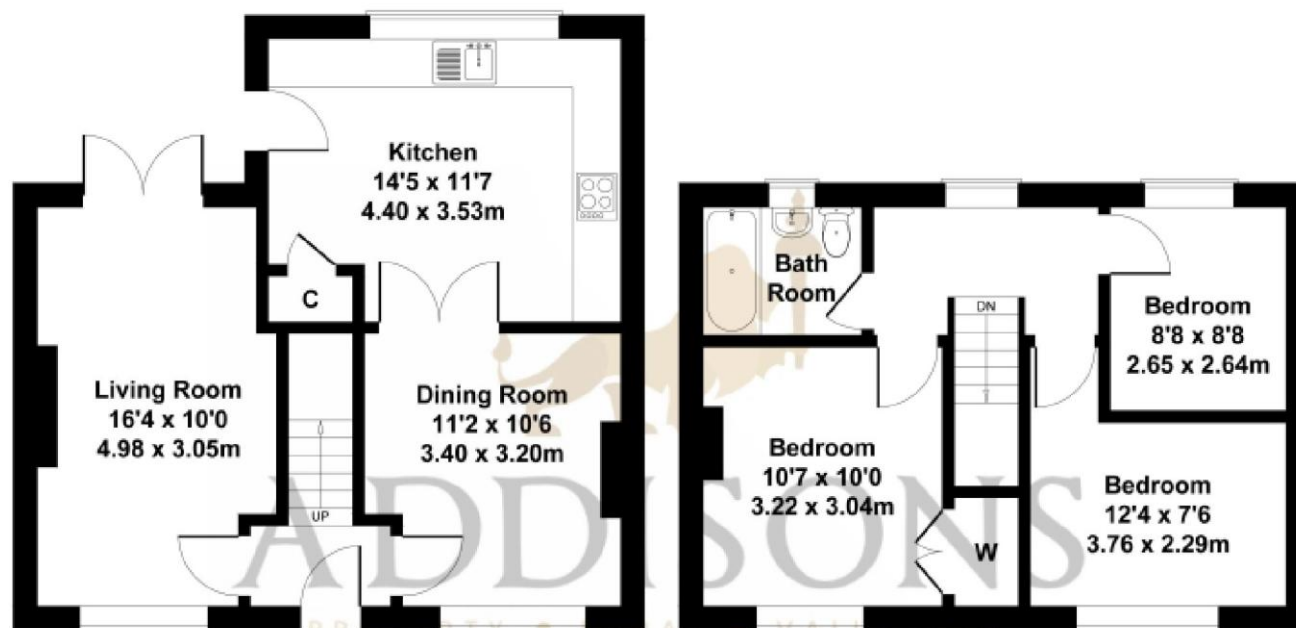
BROCHURE

Photographs and details taken April 2025.



Floor Plan

52 Leekworth Gardens, Middleton-In-Teesdale



GROUND FLOOR

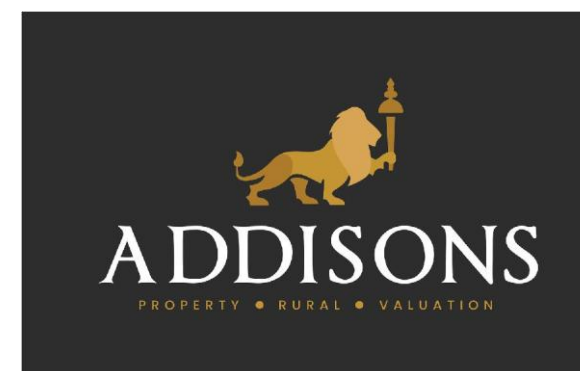
FIRST FLOOR

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.

Produced by Potterplans Ltd. 2025

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	39	
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Addisons Chartered Surveyors gives notice that: These particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Addisons Chartered Surveyors has any authority to make any representation or warranty whatever in relation to the property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property.

T: 01833 638094

ADDISONS-SURVEYORS.CO.UK