



9, Copley  
Copley



**ADDISONS**  
PROPERTY • RURAL • VALUATION



---

# ABOUT THE PROPERTY

A wonderful opportunity to purchase a traditional end of terrace house offering spacious two bedroom accommodation with countryside views to the front.

The accommodation briefly comprises: Living Room, Dining Room, Kitchen, Two Double Bedrooms and Shower Room. Front Forecourt, Side Garden and Rear Yard.

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.



13 Galgate Barnard Castle, County Durham, DL12 8EQ  
01833 638094  
[info@addisons-surveyors.co.uk](mailto:info@addisons-surveyors.co.uk)

**[ADDISONS-SURVEYORS.CO.UK](http://ADDISONS-SURVEYORS.CO.UK)**

---



# ACCOMMODATION

## GROUND FLOOR

### Entrance Vestibule

Part glazed upvc front door leading into the entrance vestibule. Stairs rising to the first floor accommodation and stripped wood door to living room.

### Living Room

Window to the front elevation, radiator, art deco style fire surround with electric fire, central ceiling light and stripped wood door to dining room.

### Dining Room

Inglenook fireplace with tiled hearth and wood burning stove, wall shelves to alcoves, radiator, central ceiling light and window to the rear elevation. Understairs storage cupboard and stripped wood part glazed door to kitchen.

### Kitchen

Fitted with a range of wall and floor units with wood effect worktops and tiled splashbacks. Plumbing for washing machine, space for undercounter fridge, stainless steel sink unit, integrated electric oven and hob with extractor fan over. Panelled wood ceiling with inset lighting, window to the side elevation and upvc part glazed rear access door.

## FIRST FLOOR

### Landing

Radiator, loft hatch and stripped latch doors accessing the first floor accommodation.

### Bedroom One

Double bedroom with window to dual aspect, decorative cast iron fireplace, built-in wardrobe and radiator.

### Bedroom Two

Double Bedroom with window to the rear elevation and radiator.

### Shower Room

Pedestal hand wash basin, low level wc, step-in shower with mains shower, obscured glazed window, wall heater and built-in shelved cupboard.





### EXTERNALLY

Open plan front forecourt garden. Walled side garden housing the oil tank and boiler which are screened from the road by mature trees and shrubs. There is an opening in the walled boundary which provides access to the rear yard. Within the rear yard there are two useful stores and external lighting.

### VIEWING

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

### COUNCIL TAX

Band A

### PRICE

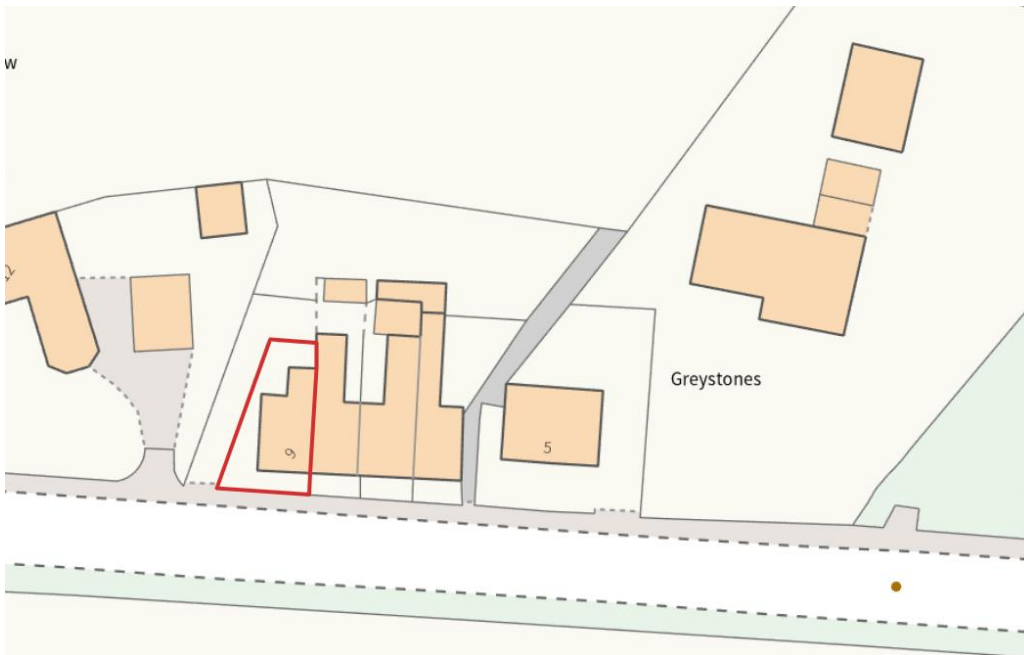
£150,000

### SERVICES

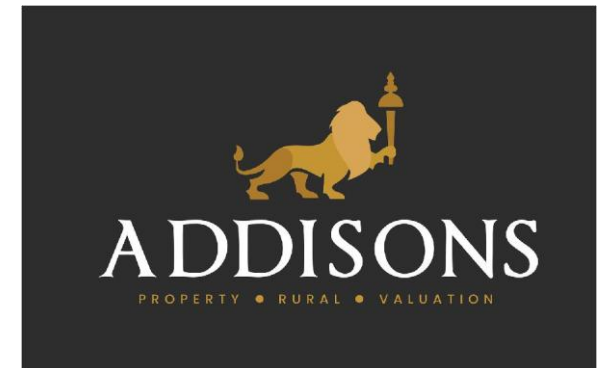
Mains water, mains electricity and mains sewerage. Oil fired central heating and double glazing throughout.

### BROCHURE

Details and photographs taken June 2025



# Floor Plan



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](http://ADDISONS-SURVEYORS.CO.UK)