



Meadow Close

Middleton-In-Teesdale



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ABOUT THE PROPERTY

A beautifully presented three bedroom semi detached house situated on a small estate in the popular dales village of Middleton in Teesdale.

The accommodation briefly comprises: - Entrance Hall, Cloakroom, Living Room, Kitchen and Snug/Sun Room, Three Bedrooms and Family Bathroom. Single Garage, Driveway and Rear Patio Style Garden. Oil Fired Central Heating and Double Glazing.

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.



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ACCOMMODATION

Hallway

Karndeian flooring, coving to ceiling, understairs storage cupboard picture rail and window to the front elevation. Stairs rising to the first floor and doors leading off to the ground floor accommodation.

Cloakroom

Karndeian flooring, wc, pedestal hand wash basin with splashback and obscured glazed window to the side elevation.

Living Room

Feature wall mounted electric fire, coving to ceiling and window over looking the front of the property.

Kitchen

Fitted with a range of wall and floor units with contrasting worktops and splashbacks. Sink unit with mixer tap and drainer, plumbing for washing machine, integrated dishwasher, range cooker with stainless steel splashback and chimney style extractor above. There is space within the kitchen for a freestanding fridge/freezer and a family sized dining table and chairs. Coving to ceiling, understairs storage cupboard, radiator and through access to Snug/Rear Entrance.

Snug

Having tiled floor, radiator and French doors providing access to the rear garden.

FIRST FLOOR

Landing

Coving to ceiling, picture rail and window to the side elevation. Loft hatch providing access to the loft space which is part boarded and with light.

Bedroom 1

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

Bedroom 2

Double bedroom with built-in wardrobes, coving to ceiling and radiator.

Bedroom 3

With window overlooking the front of the property and radiator.

Bathroom

Panelled bath, shower cubicle with mains shower, wc, wall mounted hand wash basin, shaver point, radiator and obscured glazed window.



EXTERNALLY

To the front of the property there is a block paved forecourt garden and driveway providing off street parking for at least two cars.

To the rear of the property there is an easily maintained garden with patio seating area and planted borders. The garden houses the oil fired central heating boiler and tank. Outside water tap and exterior lighting.

Garage

Single garage with up and over garage door to the front and pedestrian access door to the side. The garage has light and power installed

VIEWING

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

PROPERTY INFORMATION

Title Number(s): DU300254

Tenure: Freehold

Local Authority: Durham

Council Tax: Band C

Annual Price: £2,268

Conservation Area: No

Flood Risk: Very low

Broadband: Basic 17 Mbps, Superfast 58 Mbps, Ultrafast 8500 Mbps

Satellite / Fibre TV Availability: BT and Sky

Services: Mains Electricity, Mains Water, Mains Drainage

Heating: Oil Fired Central Heating.

Note

The road the property is located on is unadopted.

Survey

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

Covenants and Easements

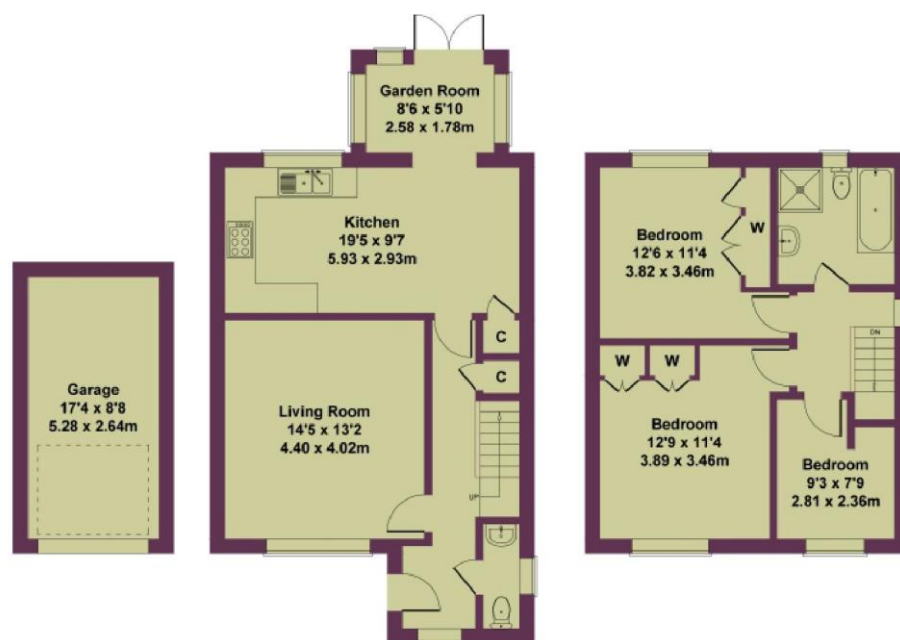
The property is subject to restrictive covenants and easements which will need to be verified by the sellers solicitor.

SWN/BJC25.3.22



Floor Plan

6 Meadow Close, Middleton In Teesdale



GARAGE

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.

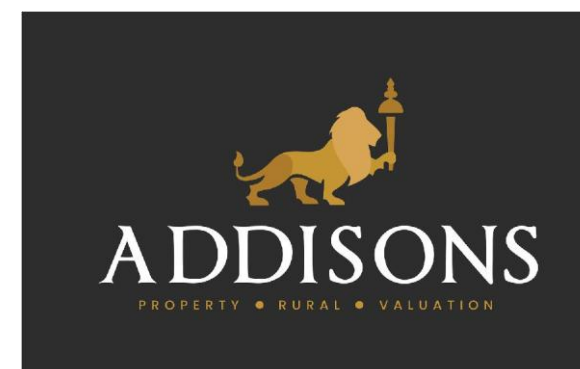
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (92-100)	A	84	Very environmentally friendly - lower CO ₂ emissions (92-100)	A	84
(81-91)	B		B		
(69-80)	C		C		
(55-68)	D		D		
(39-54)	E		E		
(21-38)	F		F		
(1-20)	G		G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales			England, Scotland & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



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