



**Kirtley Terrace, Bishop Middleham, DL17
9AU
2 Bed - House - End Terrace
£137,950**

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An absolute credit to its current owners; we are delighted to present to the market this exceptionally well presented, extended end-terraced house pleasantly positioned within the popular, semi-rural location of Bishop Middleham. This exquisite residence has undergone works in recent years which includes a 2026 re-fitted shower room, 2026 re-fitted external doors (to both front & rear) & a 2026 re-fitted garden room roof (which comes with a 10 year warranty) & general re-decoration. Having easy access to all of the local amenities offered in both Bishop Middleham itself & the neighbouring village of Sedgefield & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside, this well proportioned home also benefits from gas central heating via a 2024 re-fitted combi boiler & double glazing throughout. This is the perfect property for clients seeking that 'move-in ready' home which comprises in brief: Entrance door into a stunning, open-plan lounge/dining area (which measures 27ft x 16ft approximately) with 2026 re-fitted log burner, feature bay window to front elevation & stairs to the first floor, lovely garden room with access to rear & kitchen with a range of fitted wall & base units. The first floor landing boasts two double bedrooms (the second bedroom having its own wc) & the beautiful re-fitted shower room. Externally, the property enjoys an enclosed yard area with artificial lawn. This is an immaculate home & we thoroughly encourage full internal inspection in order to fully appreciate its style, space, size, quality & layout.

FREEHOLD
EPC Rating: TBC
Council Tax Band: A

ENTRANCE INTO:

OPEN-PLAN LOUNGE / DINING AREA
27'3 x 16'0 (8.31m x 4.88m)

KITCHEN
10'3 x 5'0 (3.12m x 1.52m)

GARDEN ROOM
16'3 x 13'0 (4.95m x 3.96m)

FIRST FLOOR LANDING

MASTER BEDROOM
12'8 x 11'9 (3.86m x 3.58m)

2026 RE-FITTED SHOWER ROOM
10'4 x 4'11 (3.15m x 1.50m)

BEDROOM TWO
15'7 x 11'7 (4.75m x 3.53m)

SEPARATE WC

EXTERNALLY

DISCLAIMER

Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

COMPLIANCE

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £42 (inc. VAT) per individual purchaser applies for carrying out these checks.



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Strategic Marketing Plan

Dedicated Property Manager

Kirtley Terrace, Bishop Middleham, DL17 9AU

Approximate Gross Internal Area
1183 sq ft - 110 sq m



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. 2026

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(48-54)	E		
(35-47)	F		
(1-34)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(48-54)	E		
(35-47)	F		
(1-34)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

DURHAM

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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