

High Road, Bishop Middleham, DL17 9BB  
3 Bed - House - Semi-Detached  
£209,000

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Nestled beautifully within the popular, semi-rural location of Bishop Middleham; it is with pleasure that we offer to the market this stunning 1930's style semi detached house with three bedrooms on High Road. This impressive dwelling has undergone work in recent years, which includes a beautiful, re-fitted kitchen/dining area, re-fitted family bathroom & the addition of a 2024 fitted log burner. Having easy access to all of the local amenities offered in both Bishop Middleham & the neighbouring village of Sedgefield & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside, the property also benefits from gas central heating via a combi boiler & double glazing. In brief, this deceptively spacious residence comprises: Entrance porch through to a welcoming entrance hallway with stairs to the first floor, a lovely lounge with feature log burner & bay window to front elevation, the stunning, re-fitted open-plan kitchen/dining area with a range of fitted wall & base units & bi-fold doors to the rear garden, useful ground floor study/bedroom three with ground floor cloaks/wc. The first floor landing boasts two double bedrooms & the outstanding, re-fitted family bathroom with modern four piece suite. Externally, the property enjoys a superb sized, enclosed garden to the rear with paved patio areas & artificial lawn whilst the front offers ample vehicle parking for several cars. We thoroughly recommend full internal inspection in order to fully appreciate the style, space, layout & standard of this tastefully decorated home for sale.

FREEHOLD  
EPC Rating: D  
Council Tax Band: C

#### **ENTRANCE PORCH**

#### **ENTRANCE HALLWAY**

#### **LOUNGE**

12'6 x 12'1 (3.81m x 3.68m)

#### **RE-FITTED KITCHEN / DINING AREA**

26'0 x 10'6 (7.92m x 3.20m)

#### **GROUND FLOOR STUDY / BEDROOM THREE**

#### **GROUND FLOOR WC**

#### **FIRST FLOOR LANDING**

#### **BEDROOM ONE**

11'2 x 10'6 (3.40m x 3.20m)

#### **BEDROOM TWO**

11'2 x 10'3 (3.40m x 3.12m)

#### **RE-FITTED FAMILY BATHROOM**

9'8 x 8'7 (2.95m x 2.62m)

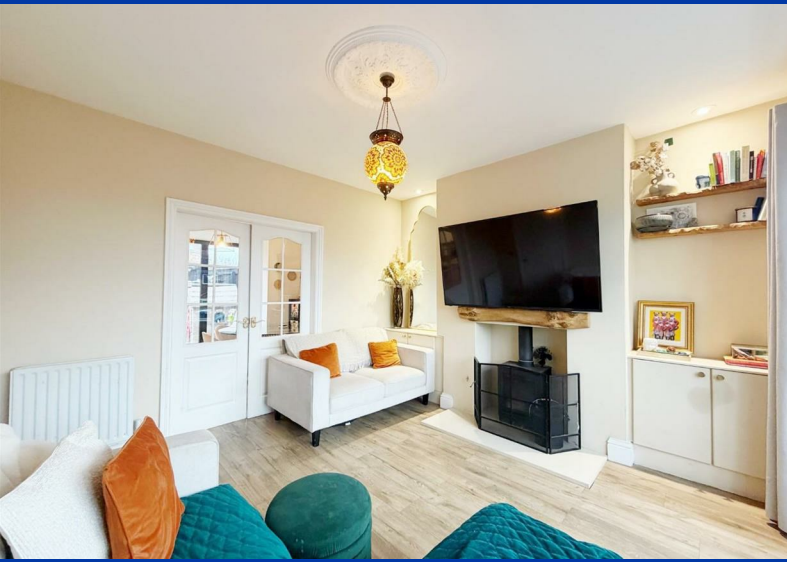
#### **EXTERNALLY**

#### **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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



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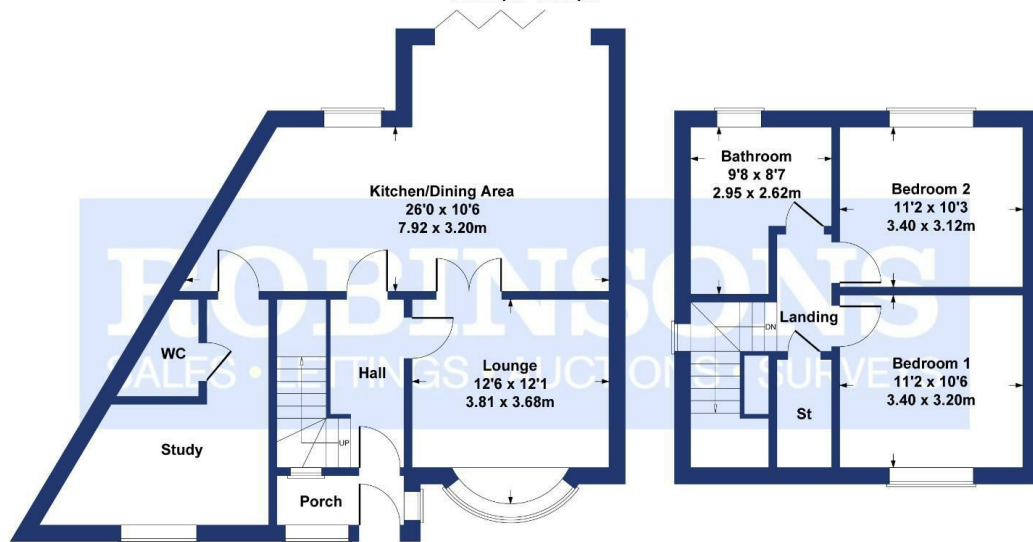
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## High Road, Bishop Middleham, DL17 9BB

Approximate Gross Internal Area  
1115 sq ft - 104 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	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	<b>80</b>
(55-68) <b>D</b>	<b>64</b>
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

### DURHAM

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DH1 3HL

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T: 0191 383 9994 (option1) (Lettings)

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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.

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