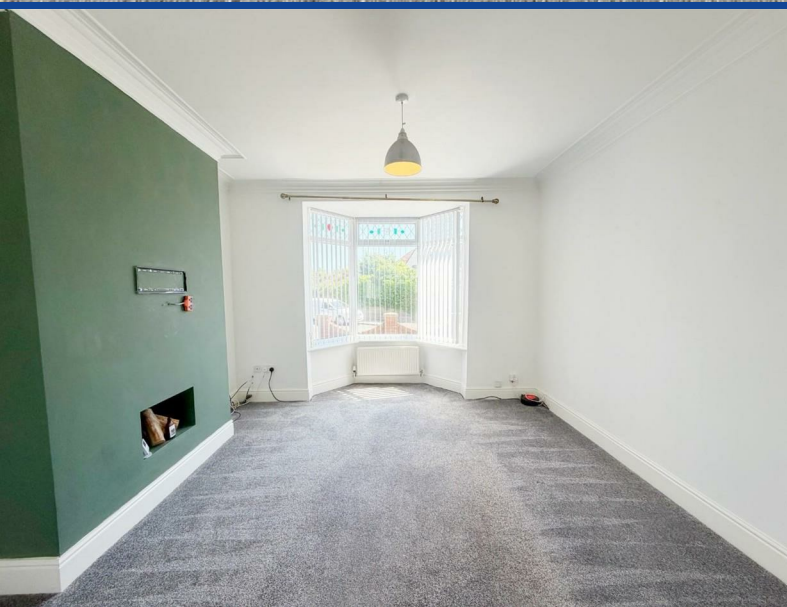




Hawthorn Terrace, Bishop Middleham, DL17

9AX

2 Bed - House - Terraced

£132,500

**ROBINSONS**  
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Positioned pleasantly within the highly sought after, semi-rural location of Bishop Middleham, we are delighted to offer to the market with no onward chain; this exceptionally well presented terraced house with two bedrooms & additional loft space on Hawthorn Terrace. This deceptively spacious home is neutrally decorated throughout, boasts high ceilings & spacious rooms & is the perfect purchase for a range of purchasers including young families/first time buyers or those looking to downsize. Having easy access to all of the immediate amenities offered in both Bishop Middleham & its 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 well proportioned residence comprises: Welcoming entrance hallway with stairs to the first floor, a beautiful open-plan lounge/dining area (measuring 26ft approximately) with windows to both front & rear elevations, kitchen with a range of fitted wall & base units, rear lobby with access to rear & further access to a useful ground floor cloaks/wc. The first floor landing boasts two bedrooms & a stunning family bathroom with modern four piece suite. Additionally, there is access to a loft space which measures 18ft x 14ft (approximately). Externally, the property enjoys an enclosed yard to the rear whilst a small forecourt is positioned at the front. Only via thorough internal inspection can the space, standard, quality & layout of this impressive home be fully appreciated.

FREEHOLD  
EPC Rating: D  
Council Tax Band: A

#### **ENTRANCE HALLWAY**

**OPEN-PLAN LOUNGE/DINING AREA**  
26'8 x 12'5 (8.13m x 3.78m)

**KITCHEN**  
10'10 x 7'2 (3.30m x 2.18m)

#### **INNER LOBBY**

#### **GROUND FLOOR CLOAKS / WC**

#### **FIRST FLOOR LANDING**

**MASTER BEDROOM**  
14'9 x 10'9 (4.50m x 3.28m)

**BEDROOM TWO**  
9'11 x 9'8 (3.02m x 2.95m)

**FAMILY BATHROOM**  
10'8 x 7'2 (3.25m x 2.18m)

#### **SECOND FLOOR:**

**LOFT SPACE**  
18'2 x 14'9 (5.54m x 4.50m)

#### **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.



# OUR SERVICES

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Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Hawthorn Terrace, Bishop Middleham, DL17 9AX

Approximate Gross Internal Area  
1475 sq ft - 137 sq m



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>                            |         | 78        |
| (55-68) <b>D</b>                            | 59      |           |
| (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

1-3 Old Elvet  
DH1 3HL

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T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

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E: info@robinsonswynyrd.co.uk

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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