



South Cleatlam

Nr Winston



ADDISONS

PROPERTY • RURAL • VALUATION

ABOUT THE PROPERTY

This is a most spacious mid terraced house with three bedroom accommodation over two storeys. The property is in need of some modernisation but offers the purchaser a starting point to make this property a wonderful family home.

The accommodation comprises: - Entrance Vestibule, Open Plan Living/ Dining Room, Kitchen, Three Bedrooms, Family Bathroom and Rear Yard. Benefitting from oil fired central heating and anthracite double glazed windows throughout.

South Cleatlam is pleasantly situated in this semi-rural location close to the popular village of Staindrop where there are a range of local shops and amenities available including schools for all age groups and a regular bus service. There are a more comprehensive range of shopping and recreational facilities and amenities available in Barnard Castle, Darlington and Bishop Auckland all a short drive away.



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13 Galgate Barnard Castle, County Durham, DL12 8EQ
01833 638094

info@addisons-surveyors.co.uk

ADDISONS-SURVEYORS.CO.UK



ACCOMMODATION

Entrance Vestibule

Front Entrance Door, central ceiling light and part glazed door to the living room.

Open Plan Living/Dining Room

Built-in stone fire place with media unit to alcove, wall lights, radiator, coving to ceiling, central ceiling light, window to the front elevation, stairs rising to the first floor and understairs storage cupboard. Through access to dining room.

Dining Room

Wall lights, Coving and central ceiling light, radiator and window to the rear elevation. Door accessing the kitchen.

Kitchen

Storage cupboard, with light and power. Fitted with a range of wall and floor units, integrated double oven and calor gas hob with extractor fan above. Plumbing for washing machine, oil fired central heating boiler, twin strip lights, coving to ceiling, window to the side elevation and rear access door.



FIRST FLOOR

Landing

Twin lights, coving to ceiling, loft hatch, radiator and doors accessing the first floor accommodation.

Bedroom One

Double bedroom with built-in storage cupboard, radiator, window to the front elevation, central ceiling light and coving to ceiling.

Bedroom Two

Double bedroom with window to the rear elevation having countryside views, radiator, central ceiling light and coving to ceiling.

Bedroom Three

Single bedroom with window to the side elevation, central ceiling light, wall light, coving to ceiling and radiator.

Bathroom

Panelled bath with mixer tap and shower head, corner shower cubicle, low level wc, cabinetted hand wash basin, radiator and obscured glazed window.



EXTERNALLY

To the rear of the property there is a small enclosed yard housing the oil tank. Gated access to a rear access lane.

VIEWING

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

PRICE

£85,000

Property Information

Title Number(s)- DU173343

Tenure-Freehold

Local Authority- Durham

Council Tax- Band A

Council Tax Annual Price- £1,701

Conservation Area - No

Flood Risk- Very low

Broadband- Basic 7 Mbps, Ultrafast 8500 Mbps

Satellite / Fibre TV Availability- BT, Sky

Services - Mains electricity, water and sewerage. Oil fired central heating.

Parking - Street Parking

Covenants and Easements

The property is subject to restrictive covenant(s) and/or easement(s) that will need to be verified by the seller's solicitor.

Survey

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

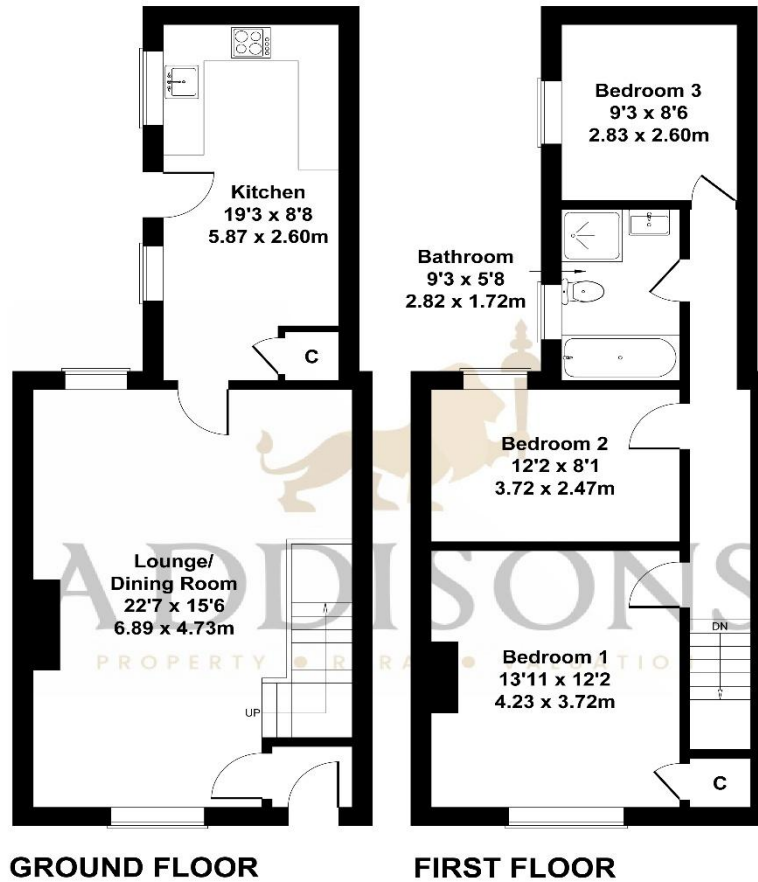
BROCHURE

Details and photographs taken August 2025



Floor Plan

34 South Cleatlam

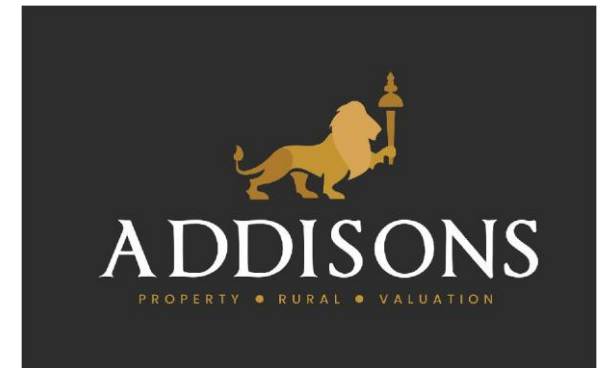


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	41 E	
21-38	F		
1-20	G		



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