



11 TOWN END

Middleton-In-Teesdale, County Durham DL12 0SS



**GSC GRAYS**  
PROPERTY • ESTATES • LAND



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# 11 TOWN END

Middleton-In-Teesdale, County Durham DL12 0SS

A well-presented, deceptively spacious and recently refurbished three bedroom mid-terraced property, with characterful features and a private yard set in the heart of the highly desirable market town of Middleton-in-Teesdale. Available with no onward chain.

Barnard Castle 11 miles, Bishop Auckland 21 miles, Darlington 25 miles. All distances are approximate. Middleton-in-Teesdale is the main centre for Upper Teesdale in the North Pennines, a designated Area of Outstanding Natural Beauty. Much of the village has been designated a conservation area so the houses and shops retain much of their original character. The village is situated on many of the North's famous walks, including the Pennine Way, the Teesdale Way and with the Coast to Coast Cycle Path not far away. Primary school for the village and surrounding area at Middleton-in-Teesdale, state secondary school with sixth form, public school and prep school at Barnard Castle. Middleton has a doctors surgery, Co-operative store, Barclays Bank, butchers and other shops.



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## Accommodation

### Ground Floor

The entrance porch leads into the good sized living room with feature electric fireplace, double glazed bay window to front elevation, and access to the kitchen/dining room. The dining room is open to the kitchen and consists of a characterful stone-surround chimney breast. The refurbished kitchen features a comprehensive range of matching wall and base units, tiled splashback, stainless steel sink and electric oven and hob, with access provided to the rear yard.

### First Floor

The first floor landing provides access to two spacious double bedrooms with double glazed windows, and a family bathroom with integrated bath, separate shower with glass door, wash basin and WC.

### Second Floor

The third bedroom is accessed on the second floor, with characterful wooden beams, sky light window and en-suite bathroom, with curved glass shower, wash basin, WC and sky light window.

### Externally

To the front of the property is an easily maintainable walled patio area. To the rear is a private rear yard accessed from the kitchen. There is also a communal area accessed from the side road to the rear of the property.

### Parking

On-street parking is available for this property.

### Tenure

The property is believed to be offered freehold with vacant possession on completion.

### Local Authority and Council Tax

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded B.

### Particulars

Particulars written in May 2024.

Photographs taken in May 2024.

### Services and Other Information

Mains electricity, drainage, and water are connected. Oil fired central heating.



## 11 Town End, Middleton in Teesdale

Approximate Gross Internal Area  
1389 sq ft - 129 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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



### Disclaimer Notice

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